

SALE ANNOUNCEMENT

\$4,991,860 Commercial Loan Sale

Sale:	\$4,991,860 Commercial Loan Sale
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Collateral:	Retail Shopping Center
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Location:	Reading, PA
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Performance:	Performing
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Overview

\$4,991,860 Commercial Loan Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of an undisclosed seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a loan secured by a first-lien mortgage on a retail shopping center located in Reading, PA (the “Loan” or “Asset”). The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders (the “Final Bidders”) to complete due diligence and submit non-contingent bids for the Loan.

The sale must be completed according to the timeline attached hereto.

Highlights & Loan Summary

The Loan Sale offers Prospective Bidders an opportunity to acquire a performing loan secured by a retail shopping center located in Reading, PA.

- Situated at the intersection of two major commercial thoroughfares featuring two-lane traffic in both directions, the collateral is one of the most prominently located retail sites in the subject market.
- The property averaged 4.2% direct vacancy for the last ten years.
- The three largest tenants have leased space in the center since 1974 (94,500 sf), 2012 (20,314 sf), and 1999 (12,504 sf).
- NOI Debt Yield is 12.0% and NOI DSCR is 1.66x based on TTM-September 2016 financials.
- LTV is 60.9% based on the February 2017 appraised value of \$8.2mm.
- The Loan is cash managed to reserve funds for TI / LC and creating a debt service cushion in the event tenant (s) vacate.
- Sponsor is a large privately held real estate company with approximately \$2 billion of projects owned or under construction. The Sponsor has shown long term commitment to this property having owned since 2001 through 2 downturns.

Loan Information

Status	Performing
Unpaid Principal Balance	4,991,860
Original Principal Balance	5,110,000
Origination Date	1/4/2016
Maturity Date	1/4/2026
Next Due Date	4/5/2017
Rate	5.09%
Rate Type	Fixed
Amortization Period (Months)	300
Loan Purpose	Refinance

Collateral Information

Lien	First
Security Interest	Fee & Leasehold
Collateral Type	Retail
Location	Reading, PA
Total Site Size (acres)	20.5
Building Size (sf)	145,601
Number of Buildings	3
Year Built	1974
Occupancy	97.5%
Occupancy Date	January 2017

Loan Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to Prospective Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the “Confidentiality Agreement”), which can be accessed on the transaction offering email or by visiting www.missioncap.com/transactions. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the “Offering Memorandum”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of Loan (the “Loan Sale Agreement”).

Mission is soliciting non-contingent final bids for the Asset. Prospective Bidders are required to complete final due diligence before submitting **non-contingent offers on the Bid Date (the acceptance of which by Seller will require immediate execution of Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit). No obligation to sell shall be binding on Seller unless and until a written contract of sale or loan sale agreement is signed and delivered by Seller.**

Additional information will be provided to Bidders via Mission’s online due diligence site. Such information may include detailed loan documents, pay histories, environmental reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to Katie Juarez at kjuarez@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

All inquiries should be directed through Mission Capital. Neither the Seller, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its Loan subject only to those representations and warranties explicitly stated in the Loan Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

Timeline

The transaction contemplated herein has been scheduled as follows:

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Wednesday, April 05, 2017
Initial Data Distribution	Friday, April 07, 2017
Indicative Bid Date	Tuesday, May 02, 2017
Acceptance of or Comments to LSA Due	Monday, May 22, 2017
Best & Final Bid Date	Wednesday, May 31, 2017
Winning Bidder Selected	Thursday, June 01, 2017
10% Non-Refundable Deposit Due	Friday, June 02, 2017
Closing Date	Friday, June 09, 2017

Mission Capital Contacts

Loan Sale Discussions

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Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE LOAN SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.