



## SALE ANNOUNCEMENT

\$84,325,819

CMBS SPECIAL SERVICER  
COMMERCIAL LOAN SALE

MARCH 2017



<b>Sale:</b>	\$84,325,819 CMBS Special Servicer Loan Sale
<b>Collateral:</b>	Industrial
<b>Location:</b>	AL, AR, FL, IN, MA, MI, NC, OH, TX
<b>Performance:</b>	Non-Performing

## Sale Overview

\$84,325,819 CMBS Special Servicer Commercial Loan Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC, in conjunction with Ten-X (collectively the “Advisors”) on behalf of a CMBS Special Servicer (“Seller”).

## Sale Structure

Mission Capital Advisors, LLC, in conjunction with Ten-X is pleased to present the sale of a loan secured by a portfolio of mortgages and deeds of trust on 13 industrial properties located throughout the central and eastern United States (the “Loan” or “Asset”).

On behalf of the Seller, the Advisors are soliciting non-contingent final bids, via the Ten-X bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

The Advisors will conduct an auction process for the Assets. Prospective bidders will be required to execute a confidentiality agreement via Ten-X.com and will subsequently be provided with access to an online data room containing due diligence materials.

The winning bidder will be required to complete all asset level and legal due diligence prior to execution of the Loan Sale or Purchase and Sale Agreement (“Agreement”). The Agreement must be executed no later than two hours following winning bidder notification. A Hard Money Deposit in the amount of 10% of Purchase Price will be due 24 hours following execution of the Agreement.

## Asset Page

For detailed due diligence data, please register for the sale and execute the confidentiality agreement at:

CLICK HERE: [N812-100](#)

## Sale Highlights

The Loan Sale offers Prospective Bidders an opportunity to acquire a non-performing CMBS loan secured by a portfolio of mortgages and deeds of trust on 13 industrial properties located throughout the central and eastern United States.

The portfolio has an economic and physical occupancy of 79.8% and 74.7%, respectively.

The portfolio has a mix of local, regional, and national tenants and benefits from tenant roll spread across several years.

Of the 13 properties, eight are currently occupied by single NNN tenants, three are multi-tenanted with occupancies of 80.0%, 71.7% and 41.5%, while two properties are currently vacant (however a tenant continues to remit rent for one).

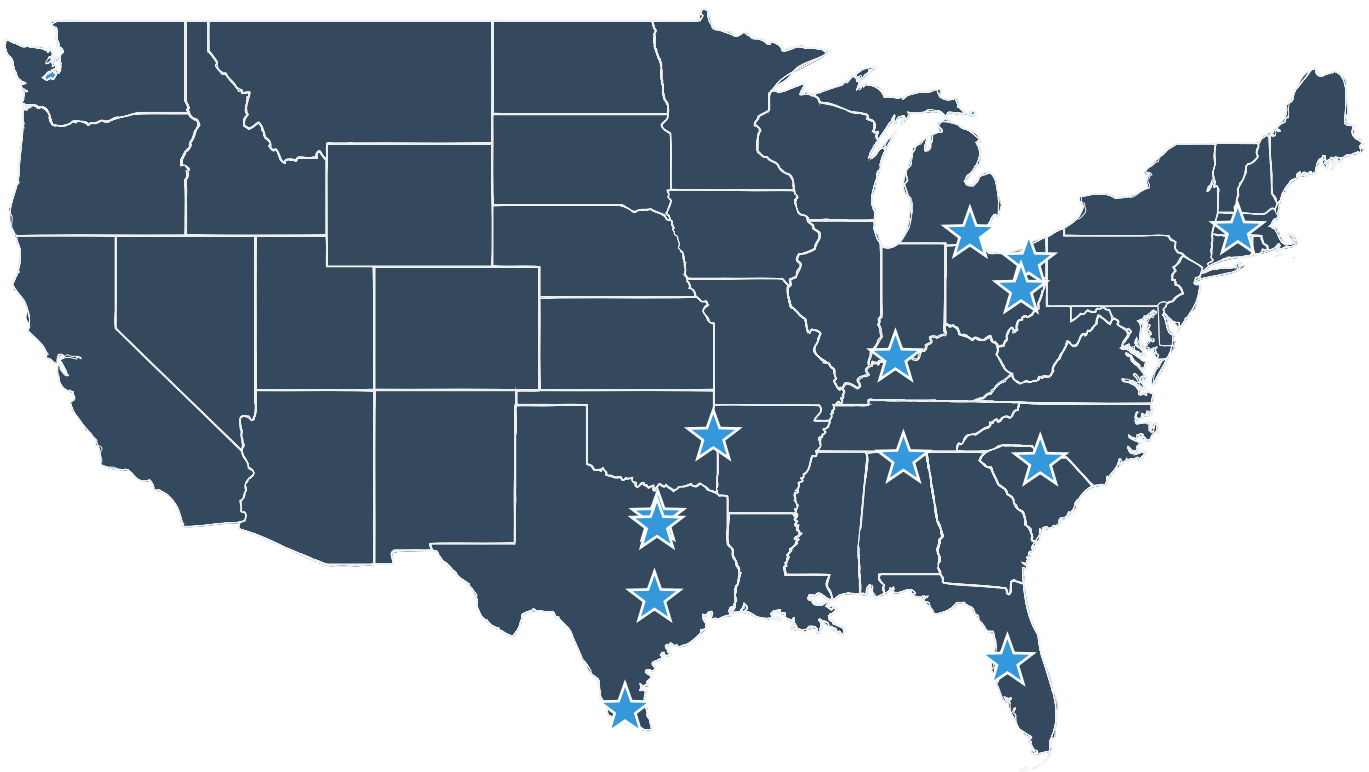
Loan Information	
Status	Non-Performing
Original Balance	\$89,000,000
Original Balance PSF	\$42.32
Current Principal Balance	\$84,325,819
Current Principal Balance PSF	\$40.10
Interest Rate	5.749%
Rate Type	Fixed
Payment Type	60 months I/O , 60 months P&I
Origination Date	6/22/07
Maturity Date	7/11/17
Monthly Payment	\$519,323.31



## Collateral Information

City, State	SF	Site Size (Acres)	Year Built / Renovated	# of Buildings	Occupancy	Tenancy Type
Huntsville, AL	220,016	18.33	1964, 1982, 1989	3	100.0%	Single
Fort Smith, AR	107,560	6.38	1966	1	0.0%	Single
Tampa, FL	266,840	21.75	1972	3	80.0%	Multi
Evansville, IN	30,080	2.80	1964 / 1999	2	100.0%	Single
South Hadley, MA	443,006	36.92	Various	5	41.5%	Multi
Canton, MI	126,904	5.74	1977 / 1998	3	71.1%	Multi
Matthews, NC	229,479	26.07	1963 - 2012	4	100.0%	Single
Aurora, OH	112,710	10.39	1984	1	100.0%	Single
Massillon, OH	243,000	15.51	1995	1	100.0%	Single
Carrollton, TX	109,817	7.85	1977	1	100.0%	Single
Farmers Branch, TX	75,709	7.08	1997	1	0.0%	Single
Manor, TX	45,120	8.14	1988	1	100.0%	Single
McAllen, TX	92,573	15.00	1999	1	100.0%	Single
	<b>2,102,814</b>	<b>181.97</b>		<b>27</b>	<b>79.80%</b>	

## Collateral Map



## Loan Sale Timeline

EVENT	Date
SALE ANNOUNCEMENT	Wednesday, February 22, 2017
INDICATIVE BID DATE	Wednesday, March 15, 2017
INVITATION TO BEST AND FINAL	Friday, March 17, 2017
"BEST AND FINAL" AUCTION DATE	Thursday, March 30, 2017 via Ten-X Bid Platform
CLOSING ON OR BEFORE:	TBD

## Contact Information

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*Mission Capital Advisors, LLC will handle primary investor interface during the Sale. Investors should direct sale inquiries, asset-specific questions and due diligence requests to Mission.*

**TEN-X**  
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*TEN-X will host on its website the electronic Confidentiality Agreement submission as well as the online secured data vault. All interested parties will be required to register with TEN-X in order to access the property-related data and participate in the Sale.*

**TEN-X will also host on its website the live online auction on the "Best and Final" Auction Date. Final Bidders will be limited to qualified, registered investors.**

### 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.