

SALE ANNOUNCEMENT

\$13,540,116 Commercial Mortgage Loan Sale

Sale: \$13,540,116 Commercial Mortgage Loan Sale

Collateral: Senior Housing (Skilled Nursing and Assisted Living)

Location: Arkansas

Performance: Sub-Performing (Forbearance)

Overview

\$13,540,116 Commercial Mortgage 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 two loans secured by first-lien mortgages on three senior housing facilities located in Arkansas (the “Loans” or “Assets”). The Loans are 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 Loans 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 two sub-performing loans secured by three senior housing facilities located in Arkansas.

- The three facilities make up a total GBA area of 126,442 square feet and are improved with 198 rooms and 333 total beds.
- The facilities are further broken down to: i) one skilled nursing center, fully certified by Medicare, Medicaid and the Veterans Administration; ii) one skilled nursing center/rehabilitation center fully certified by Medicare and Medicaid; and iii) one assisted living center featuring large one bedroom apartments.
- The subject market has an aging population with increasing growth projected for the age demographics of 75-84 years. The three facilities have close ties with both the local medical center and the correction hospital.

Loan Information

Status	Sub-Performing (Forbearance)
Original Balance	\$15,000,000
Current Balance	\$13,540,116
Balance Per Bed	\$40,661
Interest Rate	5.50%
Rate Type	Fixed
Origination Date -1	8/29/2007
Origination Date -2	8/29/2011
Maturity Date	10/11/2017
Last Payment Date	2/11/2017

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.**

Collateral Information

Location	Arkansas
Property Type	Skilled Nursing / Assisted Living
# of Rooms - 1	102
# of Beds - 1	177
Collateral GBA (SF) - 1	68,750
Year Built - 1	1990
# of Rooms - 2	66
# of Beds - 2	126
Collateral GBA (SF) - 2	36,045
Year Built - 2	1992
# of Rooms - 3	30
# of Beds - 3	30
Collateral GBA (SF) - 3	21,647
Year Built - 3	1996

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, March 29, 2017
Initial Data Distribution	Tuesday, April 11, 2017
Indicative Bid Date	Wednesday, April 26, 2017
Best & Final Bid Date	Thursday, May 18, 2017
Winning Bidder Selected	Friday, May 19, 2017
10% Non-Refundable Deposit Due	Monday, May 22, 2017
Closing Date on or Before	Monday, May 29, 2017

Mission Capital Contacts

Loan Sale Discussions

Tom Hall
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Kyle Kaminski
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Data Requests

Don Pavlov
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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.

Additional Contacts

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