

SALE ANNOUNCEMENT

ST. JAMES SQUARE PHASE II REO SALE

Collateral:	Mixed-Use Neighborhood Center (Office & Retail)
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Square Feet:	41,792 NRSF
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Location:	Niskayuna, NY
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Performance:	REO
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Overview

St. James Square Phase II REO Sale (the “REO Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an undisclosed seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of St. James Square Phase II, a 41,792 NRSF mixed-use neighborhood center located in Niskayuna, NY (the “Property” or “Asset”). The Property is being offered on a sealed bid basis.

On behalf of the Seller, Mission Capital is soliciting a call for offers for the purchase of the Property, pursuant to the REO Sale timeline attached hereto. Site visits will be held before the call for offers date.

Purchase and Sale Agreement

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

No obligation to sell shall be binding on seller unless and until a written contract of sale or asset sale agreement is signed and delivered by seller.

Highlights & Loan Summary

The REO Sale offers Prospective Bidders an opportunity to acquire a 41,792 NRSF mixed-use neighborhood center located in Niskayuna, NY.

- The two-story, 45,700 SF (GBA) “L” shaped property, comprised of retail and office space, was constructed in 2001 on a 4.27-acre site.
- St. James Square Phase II is currently 58.4% occupied offering the ability to create significant value through lease up. Current tenants include Fresnius Medical Care, AECOM / URS Corp., and Edward D. Jones & Co.
- The Property is considered Class A with ribbon windows, exterior brick façade, gabled roof lines, and a clock tower. An elevator lobby is located on the southeastern end of the building.
- The Property is attached to the separately owned ShopRite Square (formerly St. James Square Phase I). ShopRite Square has recently undergone a significant transformation securing the area’s first ShopRite grocery store. Other tenants at ShopRite Square include a mix of national and local tenants including Starbucks and Dollar Tree.

Collateral Information

Property Type	Mixed-Use (Office & Retail)
City, State	Niskayuna, NY
SF (GBA)	45,700
NRSF	41,792
Site Size (Acres)	4.27
Year Built	2001
Parking Spaces	165
Tax Parcel Number	40.-1-17.6
Zoning	C-N, Neighborhood Center

Asset 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 <https://market.missioncap.com/>. 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 Purchase and Sale Agreement (the "Purchase and Sale Agreement").

Due diligence information will be provided to Bidders via Mission's online due diligence site. Such information may include third party reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.



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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. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Timeline

The transaction contemplated herein has been scheduled as follows:

REO Sale Timeline	
Event	Date
Sale Announcement Distributed	Tuesday, July 25, 2017
Initial Data Distribution	Wednesday, July 26, 2017
Acceptance of or Comments to PSA Due	Thursday, August 24, 2017
Call for Offers	Thursday, August 24, 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 ASSET SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE ASSET SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.