



SALE ANNOUNCEMENT

ACROPOLIS AT FAIRFIELD COMMONS REO SALE

BEAVERCREEK, OH

214,756 NRSF
54.9% OCCUPIED

JUNE 2017



ACROPOLIS AT FAIRFIELD COMMONS REO SALE

BEAVERCREEK, OH



ACROPOLIS AT FAIRFIELD COMMONS REO SALE (the “REO Sale”) conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of CMBS Special Servicer (“Seller”). The REO Sale offers bidders the opportunity to acquire a value-add, attractively-designed income producing office complex with great access to multiple Interstates within Beavercreek, OH.

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of Acropolis at Fairfield Commons, a 214,756 NRSF commercial office condominium property (Office Park) located in Beavercreek, Greene County, OH (the “Property”).

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.

Investment Highlights

- **Value Add Opportunity** - Title to the property was obtained via foreclosure in 4Q15. The property is 54.9% occupied as of May 2017, offering the potential to increase value through additional lease-up. Per Cushman & Wakefield, the office vacancy rate as of 1Q17 for the subject’s East (Dayton) submarket was 18.3% compared to overall market vacancy of 22.9%, which fell nearly 200 basis points over the past year. Class “A” office space had a market vacancy rate of 18.2% and was essentially unchanged year over year. The Property tenant mix consists of local and national tenants. The current property manager is actively working to obtain new leases.
- **Well Located Property** - The Property is well located being just off I-675 with neighboring uses including the Sion Medical Center and The Mall at Fairfield Commons, a 1.1 million SF regional mall with over 140 stores and 6 anchors. The area has strong demographics with 2015 estimated median household income in Beavercreek of \$80,959 comparing favorably to the overall Ohio state average of \$51,075. Also favorable, the City imposes no municipal income tax on either residents or businesses located within the city.

REO Sale Timeline

The transaction contemplated herein has been scheduled as follows:

| EVENT | DATE |
|-------------------------------|----------------------------|
| SALE ANNOUNCEMENT DISTRIBUTED | MONDAY, JUNE 12, 2017 |
| INITIAL DATA DISTRIBUTION | TUESDAY, JUNE 13, 2017 |
| COMMENTS TO PSA DUE | TUESDAY, JULY 18, 2017 |
| CALL FOR OFFERS | TUESDAY, JULY 18, 2017 |
| BEST AND FINAL | MONDAY, JULY 24, 2017 |
| WINNING BIDDER SELECTED | WEDNESDAY, AUGUST 2, 2017 |
| EARNEST MONEY DEPOSIT DUE | THURSDAY, AUGUST 3, 2017 |
| CLOSING ON OR BEFORE | TUESDAY, SEPTEMBER 5, 2017 |



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 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 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.

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.



ACROPOLIS AT FAIRFIELD COMMONS REO SALE BEAVERCREEK, OH



Contact Information

MISSION CAPITAL ADVISORS, LLC

Michael Britvan

Managing Director

mbritvan@missioncap.com

212 925 6692

Kyle Kaminski

Director

kkaminski@missioncap.com

212 925 6692

Adam Grant

Director

agrant@missioncap.com

949 706 3001

Don Pavlov

Analyst

dpavlov@missioncap.com

212 925 6692

Gary Zillich

OH License No.: BRKP 0000207960

Due diligence information can be found in the data room at market.missioncap.com

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.

NEW YORK

41 Madison Avenue
35th Floor
New York, NY 10010
Tel: 212-925-6692
Fax: 646-607-8132

CALIFORNIA

620 Newport Center Dr
Suite 680
Newport Beach, CA 92660
Tel: 949-706-3001
Fax: 646-607-8132

ALABAMA

118 North Royal Street
7th Floor
Mobile, AL 36602
Tel: 212-941-2269
Fax: 646-607-8132

FLORIDA

4741 Military Trail
Suite 202
Jupiter, FL 33458
Tel: 561-622-7022
Fax: 561-622-9959

TEXAS

1120 S. Capital Texas Hwy
Suite 150
Austin, TX 78746
Tel: 512-327-0101
Fax: 512-327-0112