



SALE ANNOUNCEMENT

\$25,696,741
CMBS SPECIAL SERVICER LOAN SALE

RETAIL SHOPPING CENTER
256,438 SF
NORMAN, OKLAHOMA

AUGUST 2017



Sale:	\$25,696,741 CMBS Special Servicer Loan Sale
Collateral:	Retail Shopping Center
Location:	Norman, OK
Performance:	Non-Performing

Sale Overview

\$25,696,741 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 first-lien mortgage on a retail shopping center property located in Norman, OK (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: [N213-500R](#)

Sale Highlights

The Loan Sale offers Prospective Bidders an opportunity to acquire a non-performing commercial loan secured by a first-lien mortgage on a neighborhood retail shopping center property located in Norman, OK (the “Property”).

- Collateral for the loan consists of 256,438 NRSF of retail space spread across five single-story buildings situated on 25.62 acres of land plus a 2.05 acre outparcel.
- The Property is 73% occupied, and features good tenant mix with strong national retailer anchors.
- The Property is located 19.8 miles south of Oklahoma City in the community of Norman. The University of Oklahoma is three miles east of the Property and home to the largest university in the state. The Property has excellent visibility from Interstate 35, and is located in the prime retail hub of the area.
- A 5.2/1,000 SF parking ratio provides for ample parking across approximately 1,329 spaces primarily situated in front of the improvements.
- Foreclosure proceedings were initiated September 2016, and a receiver was appointed in November 2016. A foreclosure judgment was entered March 2017.

Loan Information	
Status	Non-Performing
Original Principal Balance	\$27,298,000
Unpaid Principal Balance	\$25,696,741
As Of	6/20/17
Interest Rate	5.744%
Rate Type	Fixed
Payment Type	IO to P&I
Origination Date	6/11/07
Maturity Date	7/6/17
Loan Term (months)	120
Amortization Period (Months)	360
Days Past Due	165

Collateral Information	
City, State	Norman, Oklahoma
Collateral Type	Retail
Position	First
Total Site Size (acres)	25.83
Building Size (nrsf)	256,438
Number of Buildings	5
Stories	1
Year Built	1996
Occupancy	72.7%
Occupancy Date	5/1/17
Parking Spaces	1,329
Tenants	13



Loan Sale Timeline

EVENT	Date
SALE ANNOUNCEMENT	July 6, 2017
"BEST AND FINAL" AUCTION DATE	August 9, 2017
CLOSING ON OR BEFORE:	TBD

Contact Information

MISSION CAPITAL ADVISORS, LLC
New York Office: 212 925 6692

Will Sledge
Managing Director
wsledge@missioncap.com

Kyle Kaminski
Director
kkaminski@missioncap.com

Jon Schwartz
Analyst
jschwartz@missioncap.com

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
Office: (949) 790-2303

Katherine Leonard
Client Manager
kleonard@ten-x.com

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.