



SALE ANNOUNCEMENT

MARQUEE CLASS A OFFICE REO SALE WELLS FARGO TOWER BALTIMORE, MD

378,010 NRSF
67.06% OCCUPIED

AUCTION START: DECEMBER 12TH, 2017
AUCTION END: DECEMBER 14TH, 2017



Overview Summary

Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”), in conjunction with RealINSIGHT Marketplace, is pleased to present the opportunity to acquire Wells Fargo Tower, a marquee 378,010 sf Class A high-rise office property (the “Property”) with a premier location in the heart of the Baltimore, MD Central Business District.

On behalf of the Seller, Mission is soliciting non-contingent final bids, via the RealINSIGHT Marketplace bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Asset pursuant to the Asset Sale timeline attached hereto.

Asset Page

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

Please click the following link to access:

[Wells Fargo Tower](#)



Sale Highlights

The Asset Sale offers Prospective Bidders an opportunity to acquire a marquee 378,010 NRSF Class A high-rise office building located in Baltimore, Maryland.

Premier Office Property

Wells Fargo Tower is a 24-story premier Baltimore office building with a total net rentable area of 378,010 SF situated on a 0.63-acre site. The building is configured with ground floor retail, four parking levels above the ground floor, and 19 floors of Class A office space above the parking levels.

Quality Tenant Mix

The largest tenant, Wells Fargo Bank (the building’s namesake), occupies 80,753 NRSF through December 2022 and the second largest tenant (who recently completed a renewal) occupies 53,405 through 2029. Overall, the tenant mix includes several law firms and limited tenant roll through 2020 providing a new investor/owner with long-term property stability.

Value-Add Opportunity

Wells Fargo Tower will be 67.06% occupied as of December 2017 following the vacancy of the third largest tenant (lease end 11/30) offering the potential to increase value through additional lease-up.

Recent CapEx

Recent extensive improvements to the Property totaling approximately \$500,000 include lobby renovations and updates; replacement of water pumps; replacement of two chillers; and a rebuilt cooling tower.

Desirable Location

Wells Fargo Tower is located in a highly desirable section of the Central Business District of Baltimore, with convenient access to the Charles Street metro station situated directly adjacent to the Property and within walking distance to many restaurants, hotels and various other entertainment options.



Property Information							
Property Name	Address	City, State	Property Type	Total Site Size (acres)	Building Size (nrsf)	Office space (sf)	Retail space (sf)
Wells Fargo Tower	7 St. Paul Street & 106 E. Baltimore	Baltimore, Maryland	Office	0.63	378,010	367,202	10,808

Property Information							
Property Name	Number of Buildings	Stories	Year Built	Parking Spaces	Parking Ratio (per 1,000 sf)	Occupancy	Occupancy Date
Wells Fargo Tower	1	24 (19 Office)	1985	206	0.54	67.06%	Dec-17

SALES PROCESS

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Auction Terms and Conditions, (<https://marketplace.realinsight.com/legal-auction-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction

and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

Important Dates	Date
Auction Start Date	December 12th, 2017
Auction End Date	December 14th, 2017

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding at Auction page (<https://marketplace.realinsight.com/faq-bidding-at-auction>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

WELLS FARGO TOWER REO SALE



Timeline



SALE ANNOUNCEMENT DISTRIBUTED	Tuesday, November 21st, 2017
AUCTION DATES	Auction Start: December 12th, 2017 Auction End: December 14th, 2017 via RealINSIGHT Marketplace

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.

RealINSIGHT
Corporate Headquarters
800-915-7015

RealINSIGHT 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 and sign a Confidentiality Agreement with **RealINSIGHT** in order to access the property-related data and participate in the Sale.

RealINSIGHT 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 ASSET 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 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 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.