



SALE ANNOUNCEMENT

\$4,137,499 UPB
CMBS SPECIAL SERVICER LOAN SALE

22,831 SF
76.2% OCCUPIED
RIDGEFIELD, CT

AUCTION START: SEPTEMBER 25TH, 2017
AUCTION END: SEPTEMBER 27TH, 2017



Overview Summary

Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”), in conjunction with RealINSIGHT Marketplace, is pleased to present the opportunity to acquire a non-performing commercial loan (the “Loan” or “Asset”) secured by a first lien mortgage on a 22,831 nrsf mixed-use property located in Ridgefield, CT (the “Property”). 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 Loan pursuant to the Loan Sale timeline attached hereto.

Asset Page

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

Click Here to Register: [Ridgefield Mixed-Use Property](#)

Sale Highlights

The Loan Sale offers Prospective Bidders an opportunity to acquire a non-performing CMBS loan secured by a first lien mortgage on a 22,831 nrsf mixed-use property located in Ridgefield, CT.

Ridgefield Mixed-Use Property

- The property is excellently located on the main commercial street in downtown Ridgefield and is walking distance to most local businesses in the suburban town. Retail in the town is comprised mainly of smaller retailers and restaurants.
- The site features above average parking for Main Street retail with 161 parking spots, equating to a parking ratio of 7.1 spaces per 1,000 sf.
- Historically, occupancy has been strong with occupancy at 96% at time of underwriting which remained consistent until early 2015.
- The Property is in an affluent area where 2015 average household income within 5 miles of the subject property was \$176,402, more than 3x the national average of \$53,608.
- Per a January 2017 Property Condition Assessment, the property was reportedly in fair to good condition with no immediate repair needs.



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Loan Information										
Property Name	Status	Orig. Date	Maturity Date	Orig. Bal.	Orig. Bal. PSF	UPB	UPB PSF	Interest Rate	Rate Type	Next Due Date
Ridgefield Mixed-Use Property	Non-Performing (Maturity Default)	9/14/06	10/1/16	\$4,500,000	\$197.10	\$4,137,499	\$181.22	6.21%	Fixed	2/1/17

Collateral Information										
Property Name	City, State	Property Type	NRSF	Site Size (Acres)	Yr. Built / Reno.	Occupancy	Occupancy Date	Zoning	Parking Spaces	Parking Ratio
Ridgefield Mixed-Use Property	Ridgefield, CT	Mixed Use	22,831	0.2	1960 / 1990	76.19%	August-17	CBD	161	7.1 per 1,000SF

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>).

AUCTION DATE

Important Dates	Date
Auction Start Date	September 25th, 2017
Auction End Date	September 27th, 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.

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Timeline

SALE ANNOUNCEMENT DISTRIBUTED	Tuesday, August 22nd, 2017
AUCTION DATES	Auction Start: September 25th, 2017 Auction End: September 27th, 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 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.