



SALE ANNOUNCEMENT

\$7,920,000 UPB
CMBS SPECIAL SERVICER LOAN SALE

43,677 SF
72.8% OCCUPIED
BATH, ME

AUCTION START: OCTOBER 17TH, 2017
AUCTION END: OCTOBER 19TH, 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 (maturity default) commercial loan (the "Loan" or "Asset") secured by a first lien mortgage on a 43,677 nrsf retail property located in Bath, ME (the "Property" or "Collateral"). 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: [Bath Shopping Center](#)



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 43,677 nrsf retail property located in Bath, ME.

Bath Shopping Center

- Collateral for the loan is two single story buildings (Shopping Center Unit constructed in 1978; Pad Unit in 2003), totaling 43,677 nrsf of retail space. The collateral was renovated in 2006 and is situated on 15.11 acres.
- As of the July 11, 2017 rent roll, 31,802 nrsf were occupied resulting in a 72.81% occupancy level. Shadow-anchors include Shaw's Supermarket and McDonald's.
- A 9.1/1,000 SF parking ratio provides for ample parking across approximately 398 spaces primarily situated in front of the improvements.
- The Property is located 34 miles northeast of Portland in the community of Bath. The property has five full-access curb cuts and visibility just off of US Route 1, a well-traveled arterial with no trees or buildings inhibiting the property's exposure.
- The special servicer is currently pursuing Receivership.
- Unemployment in Sagadahoc County is very low, measured most recently at 2.9%. Bath is home to renowned naval ship manufacturer Bath Iron Works (a subsidiary of General Dynamics) and employs over 5,500 workers.



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Loan Information										
Property Name	Status	Origination Date	Maturity Date	Original Balance	Original Balance PSF	Unpaid Principal Balance	Unpaid Principal Balance PSF	Interest Rate	Rate Type	Next Due Date
Bath Retail Property	Non-Performing (Maturity Default)	5/3/07	4/11/17	\$7,920,000	\$181.33	7,920,000	\$181.33	5.55%	Fixed	4/11/17

Collateral Information										
Property Name	City, State	Property Type	NRSF	Site Size (Acres)	Year Built / Renovated	Occupancy	Occupancy Date	Zoning	Parking Spaces	Parking Ratio
Bath Retail Property	Bath, ME	Retail Shopping Center	43,677	15.11	1978 / 2003	72.8%	July-17	C-4, Route 1 Commercial	398	9.1

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	October 17th, 2017
Auction End	October 19th, 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	Wednesday, September 13th, 2017
AUCTION DATES	Auction Start: October 17th, 2017 Auction End: October 19th, 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.