



## SALE ANNOUNCEMENT

\$1,814,074 UPB  
CMBS SPECIAL SERVICER LOAN SALE

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22,000 SF  
100.00% OCCUPIED  
HYDE PARK (BOSTON), MA

AUCTION START: NOVEMBER 6TH, 2017  
AUCTION END: NOVEMBER 8TH, 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 relationship (the "Loan", "Loans", "Relationship", or "Asset") secured by a first-lien mortgage on a 22,000 nrsf mixed use (warehouse, retail, office) building located in Hyde Park (Boston), MA (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 Loans 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:

[Hyde Park Mixed Use \(Warehouse, Retail, Office\)](#)

## Sale Highlights

- As of August 21, 2017 the Property was 100% occupied by an owner-affiliated entity operating a food production plant and local tenants that include a church and a youth agency.
- The Original loan was modified in 2010 to sever the original into coterminous A/B notes with fixed 6.90% interest rates. The B Note required a balloon payment at maturity plus accrued interest.
- The collateral for the Loans is a two-story mixed use (warehouse, retail, office) building consisting of 22,000 gross square feet situated on a 0.74 acre site. The site has approximately 15 paved open parking spaces. Loading areas are accessed from the rear of the building.
- While demised for single tenant usage, the owner is currently leasing space to other third party tenants on a month-to-month basis
- The Property is located in the South Suffolk County submarket of the City of Boston, Massachusetts. The Property is approximately three miles from an interchange with Interstate-93.



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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
<a href="#">Hyde Park Mixed Use (Warehouse, Retail, Office)</a>	Non-Performing (Maturity Default)	5/16/07	6/6/17	\$2,600,000	\$118.18	1,814,074	\$82.46	6.90%	Fixed	6/6/17

Collateral Information										
Property Name	City, State	Property Type	NRSF	Site Size (Acres)	Year Built / Renovated	Occupancy	Occupancy Date	Zoning	Parking Spaces	Parking Ratio
<a href="#">Hyde Park Mixed Use (Warehouse, Retail, Office)</a>	Non-Performing (Maturity Default)	Mixed Use (Warehouse, Retail, Office)	22,000	0.74	2006	100.0%	August-17	2F-5000 and LI-1	15	0.7

## 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	November 6th, 2017
Auction End Date	November 8th, 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	Monday, September 25th, 2017
AUCTION DATES	Sale Start: November 6th, 2017 Sale End: November 8th, 2017 via RealINSIGHT Marketplace



## Contact Information

**MISSION CAPITAL ADVISORS, LLC**  
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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.