



SALE ANNOUNCEMENT

LAUREL ISLAND REO AND JUDGMENT SALE KINGSLAND, GA

48.49 ACRES
ZONED PD - PLANNED DEVELOPMENT

OCTOBER 2017



LAUREL ISLAND REO AND JUDGMENT SALE

KINGSLAND, GA



Laurel Island REO and Judgment Sale (the “Asset Sale”) conducted by Mission Capital Advisors, L.L.C. (“Asset Sale Advisor”) on behalf of an unidentified seller (“Seller”). The Asset Sale offers buyers the opportunity to acquire the fee simple interest in 48.49 acres of undeveloped land known as Laurel Island (the “Property”) as well as a judgment (the “Judgment”; and together with the Property the “Assets”).

Sale Structure

Mission Capital Advisors, L.L.C. has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of Laurel Island land, 48.49 acres of undeveloped land located in Kingsland, Camden County, GA, and a Judgment in the original amount of \$49,474,139.

On behalf of the Seller, Mission Capital Advisors, L.L.C. is soliciting a call for offers from prospective buyers (the “Prospective Buyers”) for the purchase of the Assets pursuant to the Asset Sale timeline attached hereto.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available for review. Pursuant to the Asset Sale Agreement, the Seller is selling its Assets subject only to those representations and warranties explicitly stated in the Asset Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

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.

Investment Highlights

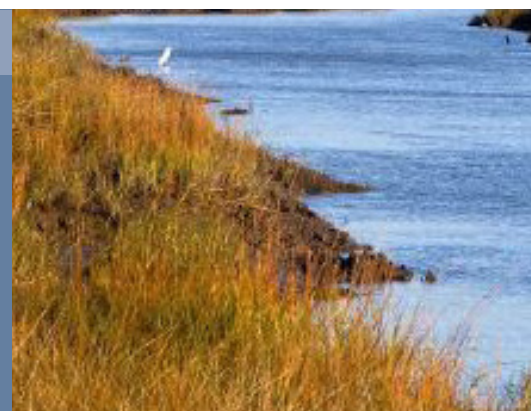
The Asset Sale offers Prospective Buyers the opportunity to acquire a 48.49 acre portion of Laurel Island, a partially platted but undeveloped residential and commercial land community zoned PD (Planned Development) located in Kingsland, Camden County, GA, along with the related Judgment. The Asset Sale offers the opportunity to acquire the fee simple interest in the real property, as well as the opportunity to pursue amounts owed under the Judgment.

- Laurel Island is situated on the scenic Georgia coastline and is conveniently situated between Jacksonville, FL and St. Simons Island, GA.
- Laurel Island features rare and highly desirable 6,500 feet of waterfront / marsh front property.
- The Property consists of (i) Phase I & II containing 55 platted lots and 70 unplatted lots respectively on a total of 31.64 acres, and (ii) Oxley Village containing 73 unplatted lots plus commercial acreage on 16.85 acres.
- Water and electricity are available at the Property.
- Stunning creek views are visible from almost every portion of the Property. The Property is located just east of the Laurel Island Plantation, a master planned development with extensive amenities. The subject Property is in the path of growth for Camden County.
- The site is accessed via Marsh Harbour Parkway which terminates on the western portion of the Property. Interstate-95 can be reached four miles to the west, and connects the Property to major population centers Jacksonville, FL to the south, and Brunswick, GA to the north. King’s Bay Naval Submarine Base, a 16,000 acre installation and home to the U.S. Atlantic Fleet’s ballistic missile submarine units, is located two miles east of the Property.
- The Judgment provides potential additional upside for a purchaser.

Asset Sale Timeline

The transaction contemplated herein has been scheduled as follows:

EVENT	DATE
SALE ANNOUNCEMENT DISTRIBUTED	MONDAY, OCTOBER 23, 2017
CALL FOR OFFERS	FRIDAY NOVEMBER 17, 2017
CLOSING ON OR BEFORE	FRIDAY DECEMBER 8, 2017



Asset Sale Process

Prospective Buyers are subject to qualification by Mission Capital Advisors, L.L.C. and/or Seller (qualification process will be initiated by Mission Capital Advisors, L.L.C. as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Buyers solely at the discretion of Mission Capital Advisors, L.L.C. and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission Capital Advisors, L.L.C., have prepared a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to Prospective Buyers that have executed, and are subject to the terms of, the Confidentiality Agreement (the “Confidentiality Agreement”), which can be accessed on the transaction offering email or by visiting <https://market.missioncap.com/>. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the “Offering Memorandum”) prepared by Mission Capital Advisors, L.L.C., comprehensive buying instructions, the terms of sale and the Seller’s required form of Asset Sale Agreement (the “Asset Sale Agreement”).

Due diligence information will be provided to Buyers via Mission Capital Advisors, L.L.C.’s online due diligence site. Such information may include third party reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to Mission Capital Advisors, L.L.C. at nda@missioncap.com
PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.

All inquiries should be directed through Mission Capital Advisors, L.L.C. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.



LAUREL ISLAND REO AND JUDGMENT SALE

KINGSLAND, GA



Contact Information

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Due diligence information can be found in the data room at market.missioncap.com

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 ASSET 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 ASSET. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION CAPITAL ADVISORS, L.L.C. 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 BUYER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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