



# SALE ANNOUNCEMENT

## MEDICAL OFFICE REO SALE RIVERCHASE MEDICAL SUITES FLOWOOD, MS

70,773 NRSF  
99.01% OCCUPIED

AUCTION START: JUNE 5TH 2018  
AUCTION END: JUNE 7TH 2018



## Overview Summary

Mission Capital Advisors (NY Firm # 10991214316), in cooperation with Tom Karras (MS Broker # 17554) and RealINSIGHT Marketplace (collectively the “Advisors” or “Asset Sale Advisors”), is pleased to present the opportunity to acquire the fee-simple interest in Riverchase Medical Suites, a 70,773-sf medical office building located in Flowood, Mississippi (the “Property”).

On behalf of the seller, Mission is soliciting non-contingent final bids, via the RealINSIGHT Marketplace online platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Property 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 RealINSIGHT Marketplace:

Please click the following link to access:

[Riverchase Medical Suites](#)



## Sale Highlights

This offering provides Prospective Bidders an opportunity to acquire a value-add income-producing, well located medical office building in the Jackson, MS MSA.

### ***Value Add Opportunity***

Comprehensive re-leasing of tenant spaces at existing market rates will solidify long-term value at the Property. The existing leases on average are below current market rates.

### ***Minimal Available Supply and New Construction***

There is very little medical office and/or surgical center space available in the local market. In the City of Flowood, only one pending medical office project was identified.

### ***Strong Medical Office Submarket***

The Property is located in the Brandon/Flowood/Pearl submarket of the larger Jackson, MS market. The inventory of total medical office space as of Q1 2017 was 732,902 square feet. Co-Star estimates that as of the same quarter, only 5,500 square feet was available for lease or 0.8% of the total space inventory.

### ***The Property features an Ambulatory Surgery Center***

The Property features a first floor Ambulatory Surgery Center (ASC). ASCs have transformed the outpatient experience for millions of Americans by providing them with a more convenient alternative to hospital-based outpatient procedures. The fact that the Property has an ASC separates itself from its competitors as there are very few ASCs located in the market area, especially within close proximity to the Merit Health River Oaks Hospital located across the street from the Property.

Property Information								
Property Name	Property Type	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built	Number of Buildings
<a href="#">Riverchase Medical Suites</a>	Medical Office Building	2550 Flowood Drive	Flowood, MS 39232	Rankin	70,773	5.95	2003	1

Property Information							
Property Name	Number of Stories	Occupancy	Occupancy Date	Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
<a href="#">Riverchase Medical Suites</a>	4	99.01%	February-18	228	3.22	F10E000008 00010	C-2, Restrict Commercial District

## 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 Events	Date
Auction Start Date	June 5th, 2018
Auction End Date	June 7th, 2018

### 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.



## Sale Timeline

Important Events	Dates
SALE ANNOUNCEMENT DISTRIBUTED	Monday, April 23, 2018
AUCTION DATES	Auction Start: June 5th, 2018 Auction End: June 7th, 2018 via RealINSIGHT Marketplace



## Contact Information

**MISSION CAPITAL ADVISORS, LLC**  
NY Firm # 10991214316  
New York Office: 212 925 6692

**Tom Karras**  
MS Broker # 17554

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**Don Pavlov**  
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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.*

**The Cress Group, LLC**  
Ridgeland, MS Office: 601 707 1300

**Chad Hirn**  
Principal Broker  
chirn@cresscre.com

*The Cress Group will be the 'on-the-ground' Showing Broker for the Property. In addition to investor interface and confirming asset-specific inquiries, The Cress Group will conduct Site Visits at the Property.*

**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 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.