



SALE ANNOUNCEMENT

RESIDENTIAL SUBDIVISION REO SALE CAMDENTON, MO

78 UNSOLD RESIDENTIAL LOTS / 71 DOCK SLIP PERMITS / 6 PWC SLIPS /
HOA COMMON ELEMENTS

ZONED PUD

CALL FOR OFFERS: MARCH 27, 2018



Residential Development REO Sale (the “Asset Sale”) conducted by Mission Capital Advisors, L.L.C. (the “Asset Sale Advisor”) on behalf of an unidentified seller (“Seller”). The Asset Sale offers buyers the opportunity to acquire the fee simple interest in (i) 78 unsold residential lots, (ii) one spec home, (iii) 71 permitted (but not built) dock slips, (iv) 6 personal watercraft slips, and (v) controlling interest in the HOA common elements known as Mission Bay Lake of the Ozarks (the “Property” or “Asset”).

Sale Structure

Mission Capital Advisors, LLC has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a residential development in Camdenton, MO known as Mission Bay Lake of the Ozarks.

On behalf of the Seller, Mission Capital Advisors, LLC is soliciting a call for offers from prospective buyers (the “Prospective Buyers”) for the purchase of the Asset 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.

Sale Timeline

The transaction contemplated herein has been scheduled as follows:

SALE ANNOUNCEMENT DISTRIBUTED	Tuesday, February 27, 2018
CALL FOR OFFERS	Tuesday, March 27, 2018
CLOSING ON OR BEFORE	Tuesday, April 24, 2018

Investment Highlights

The Asset Sale offers Prospective Buyers the opportunity to acquire Mission Bay Lake of the Ozarks, a residential development located in Camdenton, Camden County, MO. The Asset Sale offers the opportunity to acquire fee simple interest in the real property, remaining permitted but not yet constructed dock slips, personal watercraft slips, as well as controlling interest in the already constructed common elements.

- The Mission Bay subdivision is located on the scenic Lake of the Ozarks, a convenient and popular vacation destination for inhabitants of Kansas City and St. Louis. The Property is located on a peninsula which juts out into the Osage Arm of the lake and is proximate to Highway 5, which provides access to the greater lake area where many restaurants and other attractions are found.
- The development includes an already constructed and functional clubhouse with indoor / outdoor pools, sewer treatment plant, well water plant, streets, golf cart path, and park areas. Water, sewer, and electric have been extended to each lot. Reported infrastructure build out cost (inclusive of land acquisition) was \$9mm.
- A prospective buyer would control the HOA, providing flexibility should they desire to change future use of lots to alternative use, such as resort use or seasonal / yearly rentals.
- The community features 3,400 feet of shoreline with deep water, and a 1,400 foot seawall. There is an elevated paved lakefront cart path which provides excellent access to the community boat docks.

Asset Sale Process

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

The Seller, in conjunction with Mission Capital Advisors, LLC, 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, LLC, 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, LLC'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, LLC 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, LLC. The Seller is not to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.





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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