



# SALE ANNOUNCEMENT

## LONE TREE RETAIL CENTER REO SALE

5007 LONE TREE WAY, ANTIOCH, CALIFORNIA  
42,001 SF  
55.6% OCCUPIED

AUCTION START: APRIL 23RD, 2018  
AUCTION END: APRIL 25TH, 2018



## Overview Summary

Mission Capital Real Estate, Inc. (“Mission” or “REO Sale Advisor”), in conjunction with Ten-X, is pleased to present the opportunity to acquire the fee simple interest in a 42,001-sf community shopping center located in Antioch, CA (the “Property”).

On behalf of the Seller, Mission is soliciting noncontingent final bids, via the Ten-X bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Property pursuant to the REO 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:

[Lone Tree Retail Center](#)

## Sale Highlights

The REO sale offers Prospective Bidders an opportunity to acquire a value-add shopping center located in Antioch, CA.

- The 42,001 sf Property is 55.6% occupied by a diverse mix of local and national tenants including Popeye’s Louisiana Kitchen, Land Home Financial, Mountain Mike’s Pizza, and Cochina Medina.
- The Property is located at 5007 Lone Tree Way, Antioch, CA. Antioch is a city in the East Bay region of the San Francisco-Oakland-Fremont MSA (the 11th most populous MSA in the United States) and is approximately 36 miles from downtown San Francisco. Antioch is considered to be expanding, and the region continues to experience strong economic growth.
- An investor can add significant value to the Property through additional lease up. Occupancy can be immediately increased through lease up of the former Kobe Steak House space, totaling 8,000 sf (19% of the center).
- The Property is shadow anchored by the newly opened City Sports Club and a Walmart Super Center located west of the property across Hill Avenue.





Property Information										
Property Name	City, State	Property Type	NRSF	Site Size (Acres)	Year Built/ Renovated	Occupancy	Occupancy Date	Zoning	Parking Spaces	Parking Ratio per 1,000 sf
<a href="#">Lone Tree Retail Center</a>	Antioch, CA	Community Shopping Center	42,001	5.41	2007	55.6%	January 2018	PD (Planned Development)	206	4.9

## SALES PROCESS

### THE OFFERING PROCESS

An online auction event will be conducted on Ten-X in accordance with the Auction Terms and Conditions.

(<https://www.ten-x.com/company/legal/participation-terms/>)

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by Ten-X. 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 Ten-X 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 Ten-X.

### AUCTION DATE

#### RESERVE AUCTION

This will be a reserve auction and the Property will have a

Important Dates	Date
Auction Start Date	April 23, 2018
Auction End Date	April 25, 2018

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.

### 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 Ten-X website.

## Asset Sale Timeline

EVENT	Date
<b>SALE ANNOUNCEMENT DISTRIBUTED</b>	Thursday, March 15th, 2018
<b>AUCTION DATES</b>	Auction Start: April 23rd, 2018 Auction End: April 25th, 2018 via Ten-X Auction Platform



## Contact Information

### MISSION CAPITAL REAL ESTATE, INC.

(BRE 02040906)

Chad Coluccio **CA RE Lic No.: 01723711**

### GENERAL INFORMATION AND FINANCING

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*Mission Capital Real Estate Inc. will handle primary investor interface during the Sale. Investors should direct sale inquiries, asset-specific questions and due diligence requests to Mission.*

Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE & SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY FROM THE REO SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE PROPERTY. 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. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE & SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

### TEN-X

Office: 949 699 3215

*Ten-X 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 Ten-X in order to access the property-related data and participate in the Sale.*

*Ten-X will also host on its website the live online auction on the Auction Date. Final Bidders will be limited to qualified, registered investors.*