



SALE ANNOUNCEMENT

\$5,418,284 PERFORMING COMMERCIAL MORTGAGE LOAN SALE
INDIANAPOLIS, IN

MULTI-TENANT COMMUNITY RETAIL CENTER
28,113 NRSF
100% OCCUPIED

JUNE 2018



\$5,418,284 PERFORMING COMMERCIAL MORTGAGE LOAN SALE

INDIANAPOLIS, IN



Sale:	\$5,418,284 Performing Commercial Mortgage Loan Sale
Collateral:	Retail
Location:	Indianapolis, IN
Performance:	Performing

Overview

\$5,418,284 performing commercial mortgage loan sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an unidentified seller (“Seller”). The Loan Sale offers bidders the opportunity to acquire a performing \$5,418,284 commercial loan (the “Loan”), secured by a first lien mortgage on a community retail center located in Indianapolis, IN (the “Property”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a \$5,418,284 commercial mortgage loan secured by a first lien mortgage on a 100% occupied retail property located in Indianapolis, IN. The Loan is being offered on a sealed bid basis. On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Loan pursuant to the Loan Sale timeline attached below. Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders the “Final Bidders”) to complete due diligence and submit noncontingent final bids for the Loan. The sale must be completed according to the timeline attached hereto; investors will be required to finalize the Loan Sale Agreement prior to the final bid date.

Sale Summary

- The historical occupancy at the Property has been 100% since 2014. The average occupancy over the last ten years is 92.6%. Six tenants have been at the Property for over ten years (51.2% of nrsf). Two tenants have been at the Property for over 20 years (25.6% nrsf). Seven tenants have exercised renewal options at the Property (58.3% of nrsf). Four tenants have renewed multiple times (35.2% of nrsf).
- Four tenants are major national retailers.
- The Property is shadow anchored by a Wal-Mart Supercenter.
- LTV was 74.8% at origination based on the January 2017 appraised value of \$7,350,000.
- The sponsor owns and operates over 50 properties in nine states and has owned the subject Property since 2006.
- The loan features NOI Debt Yield of 10.5% and DSCR NOI of 1.59x based on unaudited 2017-year end financials.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

EVENT	Date
Sale Announcement Distributed	Wednesday, May 2, 2018
Initial Data Distribution	Wednesday, May 2, 2018
Indicative Bid Date	Wednesday, May 23, 2018
Best & Final Bid Date	Wednesday, June 13, 2018
Winning Bidder Selected	Thursday, June 14, 2018
10% Non-Refundable Deposit Due	Friday, June 15, 2018
Closing Date on or Before	Friday, June 22, 2018



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Loan Information										
Property Name	Status	Origination Date	Maturity Date	Original Balance	Unpaid Principal Balance	Unpaid Principal Balance PSF	Interest Rate	Rate Type	NOI Debt Yield ⁽¹⁾	DSCR NOI ⁽¹⁾
Indianapolis Retail	Performing	2/10/17	3/6/27	\$5,500,000	\$5,418,284	\$192.73	5.10%	Fixed	10.5%	1.59x

(1) Based on unaudited 2017 NOI

Collateral Information										
Property Name	City, State	Property Type	NRSF	Site Size (Acres)	Year Built / Renovated	Occupancy	Occupancy Date	Zoning	Parking Spaces	Parking Ratio
Indianapolis Retail	Indianapolis, IN	Retail	28,113	2.39	1992 / 2011	100.0%	February-18	C-4, Community Regional Commercial District	115	4.1

Loan Sale Process

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

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Prospective Bidders 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 market.missioncap.com. Included in the Due Diligence Materials will be an Offering Memorandum for the Asset (the "Offering Memorandum") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Agreement for Sale and Purchase of the Loan (the "Loan Sale Agreement").

Mission is soliciting non-contingent final bids for the Loan. Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via Mission's online due diligence site. Such information may include detailed loan documents, pay histories, environmental 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 nda@missioncap.com

All inquiries should be directed through Mission Capital. Neither the Seller, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Sale Agreement

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

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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 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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