



SALE ANNOUNCEMENT

VALUE-ADD COMMUNITY SHOPPING CENTER BAYOU WALK VILLAGE SHREVEPORT, LA

93,669 SF
73.8% OCCUPIED

CALL FOR OFFERS DATE: JULY 25, 2018



Overview

Mission Capital Advisors, LLC (LA Broker # BROK.0995699319-CORP) (the “Advisor” or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in a 93,939-SF portion of Bayou Walk Village, a community shopping center located in Shreveport, LA (the “Center”, “Property”, or “Asset”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of an REO community shopping center located in Shreveport, LA.

On behalf of the Seller, Mission Capital is soliciting call for offers from prospective bidders (the “Prospective Bidders”) for the purchase of the property pursuant to the timeline attached hereto.

Important Dates	Date
Sale Announcement Distributed	Tuesday, June 26, 2018
Call for Offers	Wednesday, July 25, 2018
Closing On or Before	Friday, August 31, 2018

Sale Highlights

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

- The entire Bayou Walk Village is a 10-building, 229,409-SF community shopping center, of which the owned portion for sale is three buildings consisting of 93,939-SF.
- The Property is 73.8% leased and occupied by four (4) tenants as of April 1, 2018: Barnes & Noble, Old Navy, Jo-Ann Fabric and Craft, and Mattress Firm.
- The Property is shadow anchored by a Kroger grocery store, which is self-owned and not part of the REO sale. Kroger is a significant traffic generator to the Property as well as a stable Property location anchor.
- There are four (4) outparcels that include Chili’s, KFC, El Portillo Cantina and a Regions Bank branch, none of which are owned or are being sold as part of this offering.
- The Property contains three buildings, one of which is a 24,851 SF “L-Shaped” building that is currently vacant due to structural deficiencies. This presents a value-add opportunity for investors either through remediation and lease-up, or a potential redevelopment of the site.



Property Information							
Property Name	Property Type	City, State	County	NRA (SF)	Site Size (Acres)	Year Built	Number of Buildings
Bayou Walk Village	Community Shopping Center	Shreveport, Louisiana	Caddo Parish	93,669	8.13	1997	3

Property Information							
Property Name	Number of Stories	Occupancy	Occupancy Date	Parking Spaces	Parking Ratio	APN	Zoning
Bayou Walk Village	1	73.8%	4/1/18	483	5.2	Various	B-3, Community Business District

Asset 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 Asset (the “Asset Sale Agreement”).

Mission is soliciting non-contingent final bids for the Asset. 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 Asset 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 asset documents, pay histories, environmental reports, litigation documents (if applicable), and property 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, Guarantor, Property Manager or any of their respective affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available for review to Final Bidders. The Agreement must be signed as-is. Pursuant to the Asset Sale Agreement, the Seller is selling its Asset 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.



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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 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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