



SALE ANNOUNCEMENT

\$13,000,000 PERFORMING COMMERCIAL MORTGAGE LOAN SALE
BROOKFIELD, WI

MULTI-TENANT COMMUNITY RETAIL CENTER
218,065 NRSF
94.2% OCCUPIED

INDICATIVE BID DATE: JUNE 6, 2018
BEST & FINAL BID DATE: JUNE 20, 2018



\$13,000,000 COMMERCIAL LOAN SALE BROOKFIELD, WI



Sale:	\$13,000,000 Performing Commercial Mortgage Loan Sale
Collateral:	Retail
Location:	Brookfield, WI
Performance:	Performing

Overview

\$13,000,000 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 \$13,000,000 commercial loan (the “Loan”), secured by a first-lien mortgage on a community retail center located in Brookfield, WI (the “Property”).

Sale Structure

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a \$13,000,000 commercial mortgage loan secured by a first-lien mortgage on a 94.2% occupied retail property located in Brookfield, WI. 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 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 Loan Sale Timeline below; investors will be required to finalize the Loan Sale Agreement prior to the final bid date.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Thursday, May 17, 2018
Initial Data Distribution	Thursday, May 17, 2018
Indicative Bid Date	Wednesday, June 6, 2018
Best & Final Bid Date	Wednesday, June 20, 2018
Winning Bidder Selected	Thursday, June 21, 2018
10% Non-Refundable Deposit Due	Friday, June 22, 2018
Closing Date on or Before	Friday, June 29, 2018

Sale Summary

- The Loan features an attractive 7.00% fixed interest rate and has been performing since origination in March 2012.
- The Property is currently 94.2% occupied as of March 2018, which is exactly in line with comparable properties in its submarket, according to CoStar.
- The Property is anchored by an investment grade tenant with over 13 years remaining on their lease. The company conducts all of its point-of-product testing and display demonstrations for all other area stores at this location, mitigating risk that the tenant vacates.
- The property is also anchored by a leading national grocery chain on a lease through 2021.
- The subject was renovated in 2002 by the current owner, who invested in excess of \$4,000,000 in interior and exterior improvements. The Property continues to be well maintained.
- The subject is well located in a desirable trade area with strong demographics. An overview of the surrounding demographics can be found in the table below:

Population	1 Mile	3 Mile	5 Mile
2018 Total Population	8,494	65,139	254,392
Average Age	42.2	41.3	38.8
2018 Total Households	3,642	27,709	105,623
Median Household Income	\$76,810	\$77,637	\$59,825

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Loan Information											
Loan Purpose	Status	Original Balance	Original Balance PSF	Current Balance	Current Balance PSF	Origination Date	Maturity Date	IO Period	Current Rate	Rate Type	Accrual Basis
Refinance	Performing	\$13,000,000	\$59.62	\$13,000,000	\$59.62	March-12	April-22	120	7.00%	Fixed	Act/360

Collateral Information											
Property Type	City, State	County	SF	Site Size (Acres)	Year Built / Renovated	Occupancy	Occupancy Date	Appraised Value	Appraised Value PSF	Appraised Date	Buildings
Retail	Brookfield, WI	Waukesha	218,065	14.45	1958 and 1977 / 2002	94.2%	March-18	\$17,000,000	\$77.96	February-12	3

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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