



SALE ANNOUNCEMENT

SHADOW ANCHORED NEIGHBORHOOD SHOPPING CENTER CHAPEL RIDGE FORT WAYNE, IN

46,641 SF
77.8% OCCUPIED

CALL FOR OFFERS: JANUARY 8, 2018



Overview

Mission Capital Advisors, LLC (“Mission”), in conjunction with Sturges Property Group, is pleased to present the opportunity to acquire the fee-simple interest in Chapel Ridge, a 46,641 SF shadow anchored neighborhood shopping center in Fort Wayne, IN (the “Property” or “Asset”).

Sale Structure

Mission Capital and Sturges Property Group have been retained as Asset Sale Advisors to the Seller for the sale of an REO shopping center located in Fort Wayne, Indiana.

On behalf of the Seller, Mission Capital is soliciting 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, December 4, 2018
Call for Offers	Tuesday, January 8, 2018



Sale Highlights

This offering provides Prospective Bidders an opportunity to acquire a shadow anchored neighborhood shopping center located in Fort Wayne, IN.

- The Property is a two-building 46,641 SF shopping center currently divided into eight units situated on a 1.27-acre site.
- The Property is shadow-anchored by several national tenants including Walmart, Michaels, Kohl's and Office Depot.
- As of the September 2018 rent roll, the Property is 77.8% occupied with two vacant units totaling 9,033 SF, offering investors the opportunity to add value by leasing up the Property.
- Six tenants currently occupy the Property including Buffalo Wildwings, Ziano's Italian Eatery, Goodwill, and a local swim store. The majority of leases are set to rollover between 2020 and 2026.
- The Property benefits from excellent visibility and convenient access from both Interstate 469, a heavily-traveled highway that cuts through eastern Indiana, and Maysville Road.
- Fort Wayne is located in the northeastern corner of Indiana and is the second most populous city in the state. Several midscale hotels are located in close proximity to the shopping center and Fort Wayne International Airport is located less than 20 miles away. The city is also home to the former Indiana University, which split into two universities in 2018: Indiana University Fort Wayne and Purdue University Fort Wayne.

Property Information							
Property Name	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built/Renovated	Number of Buildings
Chapel Ridge Shopping Center	10520-10546 Maysville Rd	Fort Wayne, IN 46835	Allen County	46,641	1.27	2004	2

Property Type	Number of Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
Retail - Shadow Anchored	1	77.8%	September-18	196	5.46	02-08-24-426-002.11-072, -002.015-072	SC, Shopping Center

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") 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").

Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Final Bid Date (the Seller's acceptance of which 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, environmental reports, 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, 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

Pursuant to the Asset Sale Agreement, the Seller is offering to sell 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.



Contact Information

MISSION CAPITAL ADVISORS, LLC

New York Office: 212 925 6692

NY Firm # 10991214316

Michael Britvan

Managing Director

mbritvan@missioncap.com

Kyle Kaminski

Director

kkaminski@missioncap.com

Adam Grant

Director

agrants@missioncap.com

Anna Baumeister

Analyst

abaumeister@missioncap.com

Adam Kahn

Analyst

akahn@missioncap.com

Rob Beyer

Mission Capital Advisors L.L.C.

IN Broker # RB16001158

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



202 W. Berry Street | Suite 500 | Fort Wayne IN 46802

P: 260 424 8448

Brad Sturges

President

Brad.Sturges@sturgespg.com

W: 260 424 8448

M: 260 402 4958

Neal Bowman

Senior Broker

Neal.Bowman@sturgespg.com

W: 260 424 8448

M: 260 515 3115

DISCLAIMER:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE LOAN SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. 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 LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

NEW YORK

41 Madison Avenue
35th Floor
New York, NY 10010
Tel: 212-925-6692
Fax: 646-607-8132

CALIFORNIA

620 Newport Center Dr
Suite 680
Newport Beach, CA 92660
Tel: 949-706-3001
Fax: 646-607-8132

ALABAMA

118 North Royal Street
7th Floor
Mobile, AL 36602
Tel: 212-941-2269
Fax: 646-607-8132

FLORIDA

4741 Military Trail
Suite 202
Jupiter, FL 33458
Tel: 561-622-7022
Fax: 561-622-9959

TEXAS

1120 S. Capital Texas Hwy
Suite 150
Austin, TX 78746
Tel: 512-327-0101
Fax: 512-327-0112