



## SALE ANNOUNCEMENT

VALUE-ADD RETAIL STRIP CENTER  
SEAFORD MARKETPLACE  
SEAFORD, DE

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26,550 SF  
45.2% OCCUPIED



## Overview

Mission Capital Advisors, LLC (DE Broker # RB-0020720), (the “Advisor” or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in a Seaford Marketplace, a 26,550 SF retail strip center located in Seaford, DE (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 retail strip center located in Seaford, DE.

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.

Asset Sale Timeline	Date
Sale Announcement Distributed	Wednesday, September 12, 2018
Call for Offers	Wednesday, October 10, 2018
Closing on or Before	Tuesday, December 18, 2018

## Sale Highlights

The REO sale offers Prospective Bidders an opportunity to acquire a value-add retail strip center located in Seaford, DE.

### Value-Add Opportunity

As of the August 2018 rent roll, Seaford Marketplace is 45.2% occupied in a market that has a roughly 4.9% vacancy rate. Six of the property’s seven units are currently vacant, offering investors the opportunity to add value through strategic lease up of the Property.

### Nationally Known Tenant

The Property’s tenancy currently includes Dollar Tree, a nationally known and credit-rated (Moody’s: Baa3; S&P: BB+) discount goods store that has been occupying the space since 2015 via a sublease from Walgreens, the master tenant. Dollar Tree’s vast product offerings attract a diverse mix of customers shopping for a variety of needs. Revenues for Dollar Tree totaled over \$20 billion in 2017.

### Good Location

Located along Route 13, the Property sits along the main commercial thoroughfare in the area, containing national retailers such as Walmart and Lowe’s Home Improvement, as well as several national hotel chains. The Property is located in the city of Seaford, a popular tourist destination due to its rich American history, and a growing business area with over 500 retail stores, businesses and hotels.



Property Information							
Property Name	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built	Number of Buildings
Seaford Marketplace	22947- 23395 Sussex Highway / 575-591 North Dual Highway	Seaford, DE 19973	Sussex County	26,550	3.68	2000	2

Property Information							
Property Type	Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
Retail Strip Center	1	45.2%	Aug-18	163	6.14	331-5.00-116.00, 331-6.00-9.04	C-2 (Highway Commercial)

## 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](http://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 call for offers for the Asset. Prospective Bidders are encouraged to complete final due diligence before submitting **non-contingent offers on the Call for Offers 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](mailto: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 Purchase and Sale Agreement available for review. Pursuant to the Purchase and Sale Agreement, the Seller is selling its Asset subject only to those representations and warranties explicitly stated in the Purchase and Sale Agreement. No other representations or warranties, either expressed or implied, shall apply. 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.**



## Contact Information

### MISSION CAPITAL ADVISORS, LLC

**Michael Britvan**

*Managing Director*

[mbritvan@missioncap.com](mailto:mbritvan@missioncap.com)

212 925 6692

**Adam Grant**

*Director*

[agrant@missioncap.com](mailto:agrant@missioncap.com)

212 925 6692

**Anna Baumeister**

*Analyst*

[abaumeister@missioncap.com](mailto:abaumeister@missioncap.com)

212 925 6692

**Rob Beyer**

DE Broker # RB-0020720

Due diligence information can be found in the data room at [market.missioncap.com](http://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.

#### 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