



OFFERING ANNOUNCEMENT

GATEWAY RETAIL SHADOW ANCHORED COMMUNITY SHOPPING CENTER MACHESNEY PARK, IL

132,466 SF
89.8% OCCUPIED

CALL FOR OFFERS: THURSDAY, FEBRUARY 21, 2019



Overview

Mission Capital Advisors, LLC (“Mission”) (IL Broker # 471015978), in conjunction with Foresite Realty Partners, is pleased to present the opportunity to acquire the fee-simple interest in Gateway Retail, a 132,466 SF community shopping center in Machesney Park, IL (the “Property” or “Asset”).

Sale Structure

Mission Capital and Foresite Realty Partners have been retained as Asset Sale Advisors to the Seller for the sale of a shopping center located in Machesney Park, Illinois.

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, January 15, 2019
Call for Offers	Thursday, February 21, 2019



Sale Highlights

- The Property is a 3-building, 1-story multi-tenant retail community shopping center situated on a 11.67-acre site.
- As of the December 31, 2018 rent roll the Property was 89.8% leased to a diverse mix of local, national, and credit-rated tenants, including Office Depot (S&P: B, Moody's: Ba3), PetSmart (S&P: B+, Moody's: B2), Panera Bread, and General Nutrition Center (Moody's: B3).
- The largest tenant, Hobby Lobby, occupies 45.3% of total rentable space and is leased through 2028. The tenant has the right to extend the conditions of the lease for four (4) additional periods of five (5) years each.
- The Property is shadow anchored by a several national tenants including Home Depot (S&P: A, Moody's: A2) and Target (S&P: A, Moody's: A2).
- The Property benefits from excellent visibility and convenient access located along West Lane Road, a heavily travelled corridor in the area with a daily traffic count of 15,000 vehicles.
- The Property is located in the Rockford Metropolitan Statistical Area, a few miles north of the city of Rockford, IL. It is an hour's drive from several cultural and sporting attractions in the surrounding Chicago and Milwaukee areas.
- According to recent Costar data, demand in the Rockford retail market is at a post-recession high, driven by over 350,000 SF of net absorption in neighborhood/community centers, contributing to a cycle high in rent.

Property Information							
Property Name	Address	City, State, Zip Code	County	NRA (SF)	Site Size (Acres)	Year Built/ Renovated	Number of Buildings
Gateway Retail	1512-1516, 1520-1548, and 1550-1564 West Lane Rd.	Machesney Park, IL 61115	Winnebago County	132,466	11.67	1997/2000	3

Property Type	Number of Stories	Occupancy	Occupancy Date	# of Parking Spaces*	Parking Ratio per 1,000 SF	APN	Zoning
Retail	1	89.8%	December-18	635	4.79	08-20-202-018, -019, -020	CC, Commercial Community

*The Property benefits from an Operation and Easement Agreement that grants access to an additional 1,149 offsite parking spaces.

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 of Purchase and Sale of the Asset (the "Asset Sale Agreement").

Prospective Bidders are encouraged to complete due diligence before submitting offers on the Call for Offers Date. **Upon Seller's acceptance of submitted offer, Purchaser will be required to immediately execute a pre-negotiated Asset Sale Agreement accompanied by a 10% non-refundable wire 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

Adam Grant

Director

agrants@missioncap.com

Adam Kahn

Analyst

akahn@missioncap.com

Kyle Kaminski

Director

kkaminski@missioncap.com

Anna Baumeister

Analyst

abaumeister@missioncap.com

Tom Karras

Mission Capital Advisors L.L.C.

IL Broker # 471015978

FORESITE REALTY PARTNERS, LLC

5600 North River Road | Suite 925

Rosemont, Illinois 60018

Ryan D. Nelson

Senior Vice President

rnelson@foresiterealty.com

O: 847-939.6044

M: 312.890.5344

Website: www.foresiterealty.com

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.

DISCLAIMER:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE OFFERING, AT ANY TIME. THIS OFFERING 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. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PURCHASER IN A DEFINITIVE, EXECUTED AGREEMENT OF PURCHASE AND SALE 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