

SALE ANNOUNCEMENT

\$2,474,898 TAX LIEN PORTFOLIO SALE

PROPERTY TAX LIENS
MARYLAND

AUGUST 2018



Sale:	3Q18 - TL_MD_\$2.47mm - Maryland Tax Lien Portfolio
Assets:	Property Tax Liens
Location:	Maryland

Overview

\$2,474,898 Maryland Tax Lien Portfolio Sale (the “Tax Lien Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Tax Lien Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the Tax Lien Sale Advisor for the sale of a portfolio of tax liens issued on various real estate properties located throughout the state of Maryland (the “Tax Liens” or “Portfolio”). The Tax Liens are being offered on a sealed bid basis.

On behalf of the Seller, Mission is soliciting non-contingent final bids from prospective bidders for the purchase of the entire Portfolio pursuant to the Tax Lien Sale Timeline below.

Highlights

The Tax Lien Sale offers Prospective Bidders the opportunity to acquire tax lien assets in multiple counties across the state of Maryland.

- The MD tax certificates were purchased in the issuance years of 2015 ,2016, 2017, and 2018.
- Foreclosure judgements have been granted on 19 out of the 29 tax liens offered within the portfolio. To claim the tax deed on the 19 assets, the owner of the Tax Liens must bid at the foreclosure sale.
- The total assessed value of the assets is \$16,727,900.00
- The liens are located in six different counties with 27.59% in Prince Georges and 24.14% in Montgomery County.

Tax Lien Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Wednesday, August 1, 2018
Initial Data Distribution	Wednesday, August 1, 2018
Best & Final Bid Date	Friday, September 14, 2018
Winning Bidder Selected	Monday, September 17, 2018
Closing Date and Begin Transfer Process	Tuesday, September 18, 2018

Portfolio Summary

Portfolio Summary	
Portfolio Redemptive Value	\$2,474,899
Portfolio Horizon Redemptive Value	\$10,431,728
Portfolio Face Value	\$191,185.33
Number of Liens	29
AVG Horizon Redemptive Value	\$359,714.76
Min Horizon Redemptive Value	\$60,631.96
Max Horizon Redemptive Value	\$1,248,274.83
AVG Lien Redemptive Value	\$85,341.34
Min Lien Redemptive Value	\$4,081.29
Max Lien Redemptive Value	\$668,761.00
AVG Lien Face Value	\$6,592.60
Min Lien Face Value	\$435.93
Max Lien Face Value	\$28,429.55

Exhibit A contains detailed stratifications for the Portfolio

Tax Lien 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 comprehensive bidding instructions, the terms of sale and Mission’s standard form of the Purchase and Sale of the Tax Liens (“Asset Sale Agreement”).

Mission is soliciting non-contingent final bids for the Portfolio. 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)**.

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.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available for review to Final Bidders. Pursuant to the Asset Sale Agreement, the Seller is selling its Portfolio 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 SALE OR PURCHASE AND 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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Exhibit A - Portfolio Stratifications

(Data as of 8/1/2018)

Total Horizon Redemptive Balance Bucket	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to-Value
\$0,000 - \$100,000	4	13.79%	\$298,770	2.86%	\$74,692	\$2,979	1.56%	7.06%
\$100,000 - \$200,000	5	17.24%	\$777,204	7.45%	\$155,441	\$16,242	8.50%	43.26%
\$200,000 - \$300,000	5	17.24%	\$1,163,780	11.16%	\$232,756	\$16,754	8.76%	51.64%
\$300,000 - \$400,000	6	20.69%	\$2,063,946	19.79%	\$343,991	\$30,505	15.96%	44.44%
\$400,000 - \$500,000	3	10.34%	\$1,280,267	12.27%	\$426,756	\$21,045	11.01%	6.75%
\$600,000 - \$700,000	3	10.34%	\$1,921,099	18.42%	\$640,366	\$37,353	19.54%	63.42%
\$800,000 - \$900,000	2	6.90%	\$1,678,388	16.09%	\$839,194	\$37,877	19.81%	4.77%
> \$1,000,000	1	3.45%	\$1,248,275	11.97%	\$1,248,275	\$28,430	14.87%	7.08%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

*Horizon Redemptive Value includes the Foreclosure bid and the Lien Redemptive Value

County	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to-Value
Howard	4	13.79%	\$3,027,470	29.02%	\$756,867	\$60,645	31.72%	54.77%
Prince Georges	8	27.59%	\$2,731,708	26.19%	\$341,463	\$45,683	23.89%	36.04%
Anne Arundel	4	13.79%	\$1,579,780	15.14%	\$394,945	\$17,504	9.16%	6.25%
Montgomery	7	24.14%	\$1,477,007	14.16%	\$211,001	\$29,387	15.37%	50.63%
Frederick	3	10.34%	\$1,234,153	11.83%	\$411,384	\$30,566	15.99%	46.51%
Baltimore	3	10.34%	\$381,610	3.66%	\$127,203	\$7,400	3.87%	6.44%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

Property Type	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to-Value
Residential	28	96.55%	\$9,612,891	92.15%	\$343,318	\$170,727	89.30%	46.21%
Commercial	1	3.45%	\$818,837	7.85%	\$818,837	\$20,458	10.70%	3.38%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

Exhibit A - Portfolio Stratifications

(Data as of 8/1/2018)

Lien Purchase Year	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to- Value
2018	6	20.69%	\$2,737,110	26.24%	\$456,185	\$54,072	28.28%	6.51%
2017	5	17.24%	\$1,458,940	13.99%	\$291,788	\$22,628	11.84%	64.82%
2016	17	58.62%	\$6,006,326	57.58%	\$353,313	\$109,000	57.01%	40.66%
2015	1	3.45%	\$229,352	2.20%	\$229,352	\$5,485	2.87%	50.62%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

Property Assessed Value Bucket	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to- Value
\$0,000 - \$200,000	5	17.24%	\$405,628	3.89%	\$81,126	\$4,528	2.37%	6.42%
\$200,000 - \$400,000	8	27.59%	\$1,604,773	15.38%	\$200,597	\$25,962	13.58%	49.02%
\$400,000 - \$600,000	7	24.14%	\$2,302,235	22.07%	\$328,891	\$39,259	20.53%	46.39%
\$600,000 - \$800,000	3	10.34%	\$1,271,330	12.19%	\$423,777	\$17,776	9.30%	6.63%
\$800,000 - \$1,000,000	1	3.45%	\$668,761	6.41%	\$668,761	\$13,891	7.27%	71.40%
\$1,000,000 - \$1,200,000	1	3.45%	\$649,269	6.22%	\$649,269	\$7,850	4.11%	4.35%
\$1,200,000 - \$1,400,000	2	6.90%	\$1,462,620	14.02%	\$731,310	\$33,031	17.28%	4.89%
> \$1,400,000	2	6.90%	\$2,067,112	19.82%	\$1,033,556	\$48,888	25.57%	5.97%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

Status	Count	Count %	Horizon Redemptive Balance	% Horizon Redemptive Value	Average Horizon Redemptive Value	Face Value	% Face Value	WA Lien-to- Value
Reo - Judgment Granted	19	65.52%	\$6,470,408	62.03%	\$340,548	\$108,473	56.74%	51.79%
Case Preparation	6	20.69%	\$2,737,110	26.24%	\$456,185	\$54,072	28.28%	6.51%
Motion For Judgment Drafted	1	3.45%	\$818,837	7.85%	\$818,837	\$20,458	10.70%	3.38%
Motion For Judgment Pending	3	10.34%	\$405,373	3.89%	\$135,124	\$8,183	4.28%	6.12%
Grand Total	29	100.00%	\$10,431,728	100.00%	\$359,715	\$191,185	100.00%	45.26%

Important Information Regarding Sale Announcement

1. The information (whether written, electronic or verbal) furnished by Mission Capital and/or Seller or their affiliates or by any of their respective officers, directors, shareholders, owners, employees, contractors or agents, including that contained in this Sale Announcement and any Deal Materials is furnished solely for the purpose of a review by a Prospective Bidder of the Portfolio, and is not to be used for any other purpose or made available to any other person without the express written consent of Seller. The information is based upon information supplied by the Seller from sources it deems reasonably reliable. Summaries of any documents or materials are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate.
2. While the Seller has no reason to believe that the information provided herein and any Deal Materials, or in any other marketing or due diligence materials provided, contains any material inaccuracies, neither the Seller nor its affiliates, nor any of their respective officers, directors, shareholders, owners, employees, contractors or agents have independently verified such information or make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information, including, without limitation, any information pertaining to the creditworthiness or financial condition of any borrower or guarantor or the value of any collateral, or as to the future performance of the Portfolio. Some of the information regarding the Tax Liens was obtained from a third party review company and none of the information has been independently verified by the Seller or its affiliates. Without limiting the foregoing, Prospective Bidders should make their own projections and form their own conclusions without sole reliance upon the material contained herein or provided by Seller and should conduct their own due diligence to determine the condition of any real property. Any materials made available or provided by Seller are for informational purposes only. Prospective Bidders are responsible for performing and completing their own due diligence to the extent they consider it necessary, and any decisions in taking or not taking action will be made based solely on Prospective Bidder's own analysis and without reliance on any materials provided by Seller.
3. In no event shall a Prospective Bidder have any claims against Seller or any of its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Portfolio.
4. Prospective Bidders are not to construe the contents of this Sale Announcement or any prior or subsequent communications from Seller or its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting a bid, Prospective Bidders should consult with their own legal counsel, as well as tax and other advisors, to determine the consequences of an investment in the Portfolio and arrive at an independent evaluation of such investment. No brokerage commission or finder's fee shall be payable to any party by Seller or any affiliate or agent thereof in connection with the sale of the Portfolio unless otherwise agreed to by Seller in writing.
5. Acquisitions of Tax Liens such as the Portfolio described herein can involve a high degree of risk and are suitable only for persons and entities of substantial financial means who have no need for liquidity and who can hold the Portfolio indefinitely and bear the partial or entire loss of the value of such Portfolio. In connection with the sale of the Portfolio as contemplated hereby, the Portfolio shall not be deemed a "security" under the Securities Act and, as such, the protections of such act will not apply to the sale of the Portfolio hereunder.