



SALE ANNOUNCEMENT

**\$8,400,000 PERFORMING LOAN SALE
JACKSONVILLE, FLORIDA**

**588,267 SF
99.9% OCCUPIED**

AUCTION START: SEPTEMBER 25, 2018
AUCTION END: SEPTEMBER 27, 2018



Overview Summary

Mission Capital Advisors, in cooperation with RealINSIGHT Marketplace ("RealINSIGHT" and, together with Mission, the "Advisors"), is pleased to present the opportunity to acquire a performing commercial loan collateralized by a first-lien mortgage, security agreement and fixture filing on a 99.9% occupied 588,267 nrsf industrial warehouse/office facility located in Jacksonville, FL (the "Loan" or "Asset").

On behalf of the seller, Advisors soliciting non-contingent final bids, via the RealINSIGHT Marketplace online platform, from prospective bidders (the "Prospective Bidders") for the purchase of the Loan pursuant to the Asset Sale timeline attached hereto.

Asset Page

For detailed due diligence data, please register for the sale and execute the confidentiality agreement by clicking below:

[\\$8,400,000 Performing Loan Sale](#)

Sale Highlights

Recently Extended Lease

The largest tenant has occupied approximately 95% of gross rental area since 2010, and has two options to extend for three years each after the lease expires on July 31, 2021. The tenant is a leading online retailer of officially licensed sports merchandise for sports fans, including sports collectibles and memorabilia. They are currently paying a lease rate of \$2.27/psf.

Performing Loan

The Loan is currently performing and is next due for the 8/1/2018 payment, carrying a variable rate of 6%. As of 2017 year end, the Loan has a DSCR of 2.31 and a debt yield of 14.03%.

Cash Managed Loan

The Loan is cash managed and all rents go to a controlled lock box. After payment of monthly obligations and a disbursement to the Borrower, the remaining funds are held in a lender controlled cash management account. The lender is holding approximately \$800,000 of capital and leasing reserves as additional collateral.

Strong Local Market

The Jacksonville real estate market continues to reflect strong fundamentals. Rental rates are up approximately 19.6% year-over-year and vacancies have dropped from 5.4% to 2.9% year-over-year for all asset classes. The market has been very active with expansions and new-to-market tenants particularly in the insurance, healthcare, logistics and defense/military industries.



Loan Information								
Status	Origination Date	Maturity Date	Original Balance	Current UPB	Current UPB PSF	Interest Rate	Rate Type	Next Due Date
Performing	6/30/16	7/1/19	\$8,400,000	\$8,400,000	\$14.28	LIBOR + 500 bps	Variable	8/1/18

Property Information								
Property Type	City, State, Zip	NRA (SF)	Site Size (Acres)	Year Built	Occupancy	Occupancy Date	Parking Spaces	Zoning
Industrial/Warehouse	Jacksonville, FL, 32254	588,267	27.98	1960	99.9%	Jun-18	271, 60 semi-trailer spaces	IL (Industrial Light)

Loan Sale Process

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions,

<https://marketplace.realinsight.com/legal-sale-terms>.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval.

Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

Important Dates	Auction Start Date
Auction Start Date	September 25, 2018
Auction End Date	September 27, 2018

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

Sale Timeline

Important Events	Dates
Sale Announcement Distributed	August 6, 2018
Auction Dates	Sale Start: September 25, 2018 Sale End: September 27, 2018 via RealINSIGHT Marketplace



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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.

RealINSIGHT
Corporate Headquarters
800 915 7015

***RealINSIGHT** will host on its website the electronic Confidentiality Agreement submission as well as the online secured data vault. All interested parties will be required to register and sign a Confidentiality Agreement with **RealINSIGHT** in order to access the property-related data and participate in the Sale.*

RealINSIGHT will also host on its website the live online auction on the “Best and Final” Auction Date. Prospective Bidders will be limited to qualified, registered investors.

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.