

SALE ANNOUNCEMENT

\$26.5MM NON-PERFORMING LOAN SALE

RETAIL POWER CENTER
MILWAUKEE, WI

INDICATIVE BID DATE: WEDNESDAY, JULY 17, 2019

FINAL BID DATE: WEDNESDAY, AUGUST 7, 2019



Sale:	\$26,521,645 Non-Performing Loan Sale
Collateral:	Retail - Power Center
Location:	Milwaukee, WI
Performance:	Non-Performing (Maturity Default)

Overview Summary

This Sale Announcement presents the sale of a \$26,521,645 non-performing loan secured by a retail power shopping center in Milwaukee, Wisconsin (the “Loan Sale” or “Asset Sale”) conducted exclusively by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of an undisclosed seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the potential sale of a non-performing loan with an unpaid principal balance of \$26,521,645 (the “Loan” or “Asset”). The Loan is secured by a first-lien mortgage on a 403,508 net rentable square foot retail power center located in Milwaukee, Wisconsin (the “Property”). The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the potential purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple bidders (the “Final Bidders”) to complete due diligence and submit non-contingent final bids for the Loan.

Sale Highlights

The Loan Sale offers Prospective Bidders the opportunity to acquire a non-performing loan secured by a retail power center located in Milwaukee, WI.

- The Loan is currently non-performing after maturing in March 2019; however, the Borrower continues to remit post-maturity payments.
- The Property is a retail power center situated on a 42.71-acre site, comprised of twelve buildings and 403,508 NRSF.
- As of the June 13, 2019 rent roll, the Property had an 81.6% economic occupancy. The Property has a 41.8% physical occupancy following an anchor tenant, which continues to remit rent payments, going dark in 2016.
- The Property is located 5.5 miles northwest of the Milwaukee CBD, with good access and visibility. The Property features three entrances off heavily trafficked roads, with traffic counts of 67,300 passing vehicles per day.
- The Property lacks any true retail competition within a three-mile radius, with little anticipated new retail development nearby due to lack of available land.

Loan Information							
Status	UPB	UPB Per SF	Original Balance	Original Balance PSF	Interest Rate	Maturity Date	Next Due Date
Non-Performing	\$26,521,645	\$65.73	\$33,030,000	\$81.68	1 Month LIBOR + 2.0%	3/31/2019	3/31/2019

Collateral Information								
City, State	NRA (SF)	Buildings	Site Size (Acres)	Occupancy	Years Built	Parking Spaces	Parking Spaces Per 1,000 SF	Zoning
Milwaukee, WI	403,508	12	42.71	81.6% ⁽¹⁾	2001-2007	2,022	4.95	RB-2, Commercial Regional Business

(1) Reflects economic occupancy as of June 2019; physical occupancy is 41.8% after anchor tenant went dark in 2016.

Loan 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 the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, has 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”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of the Loan (the “Loan Sale Agreement”).

Mission is initially soliciting indicative bids for the Assets. Prospective Bidders are encouraged to review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline.

After receipt of indicative bids, Mission, in conjunction with the Seller, will select Final Bidders 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 Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit)**.

Loan Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Friday, June 21, 2019
Initial Data Distribution	Friday, June 21, 2019
Indicative Bid Date	Wednesday, July 17, 2019
Acceptance of or Comments to LSA Due	Wednesday, August 7, 2019
Best & Final Bid Date	Wednesday, August 7, 2019
Winning Bidder Selected	Thursday, August 8, 2019
10% Non-Refundable Deposit Due	Friday, August 9, 2019
Closing Date	Monday, August 19, 2019

Additional information will be provided to Bidders via Mission’s online due diligence site. Such information may include detailed loan documents, pay histories, environmental reports, litigation documents (if applicable), and 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, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available for review to Bidders. Pursuant to the Loan Sale Agreement, the Seller will be selling its Loan subject only to those representations and warranties explicitly stated in the Loan 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 ASSETS 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 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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