



SALE ANNOUNCEMENT

CMBS SPECIAL SERVICER REO SALE SEALY C INDUSTRIAL POOL SAN ANTONIO, TEXAS

4 PROPERTIES
484,369 TOTAL NRSF
87.2% OCCUPIED

AUCTION START: OCTOBER 1
AUCTION END: OCTOBER 3



Overview Summary

Mission Capital Advisors (Texas Firm # 9006287), in cooperation with RealINSIGHT Marketplace (collectively the “Advisors” or “Asset Sale Advisors”), is pleased to present the opportunity to acquire the fee-simple interest in a 484,369-sf Industrial portfolio comprised of four properties located in San Antonio, Texas (the “Properties”).

On behalf of the seller, Mission is soliciting non-contingent final bids, via the RealINSIGHT Marketplace online platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Property 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:

[Sealy Pool C - REO Sale](#)

Sale Highlights

This offering provides Prospective Bidders an opportunity to acquire a 484,369-sf industrial portfolio comprised of four properties located in and around San Antonio, Texas.

- The four properties are located in northwestern San Antonio, Texas, just off Interstate-410, the beltway highway encircling the city. Each subject site has above average frontage and visibility from the Interstate. The four properties are located about 13 miles northwest of San Antonio’s Central Business District and approximately 12 miles from the San Antonio International Airport.
- Occupancy of the two warehouse/distribution facilities is above 90%, while the two industrial-office flex properties have non-stabilized occupancy levels of 60% and 74%. This presents investors a value-add opportunity through the strategic lease up of the industrial-flex properties, and lease renewals with existing tenants.
- The San Antonio industrial market is currently enjoying strong performance and rapid development, with rent growth increasing 6.4% YoY in 2Q2018, an unemployment rate of 3.4% that is 40 basis points below the national average, and notable industrial development that includes a TJ Maxx Distribution Center, Green Mountain Business Park, and the Port San Antonio Buildings.



Property Information								
Property Type	Address	City, State	NRA (SF)	Site Size (Acres)	Year Built/Renovated	Occupancy	Occupancy Date	Zoning
Industrial/Warehouse	7402-7648 Reindeer Trail	San Antonio, TX	145,394	8.00	1982	94.3%	5/31/18	I-1 - General Industrial & C-3 NA (Non-alcohol)
Industrial/Warehouse	5405 Bandera Road	Leon Valley, TX	251,125	14.22	1982	91.0%	5/31/18	B-3
Industrial-Office Flex	1700 Grandstand Drive	San Antonio, TX	59,863	6.80	1986	60.1%	5/31/18	I-1 - General Industrial
Industrial-Office Flex	7042 Alamo Downs Parkway	San Antonio, TX	27,987	2.86	1982	73.5%	5/31/18	I-1 - General Industrial
			484,369					

Sales 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	Date
Auction Start Date	October 1, 2018
Auction End Date	October 3, 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	Thursday, August 16, 2018
AUCTION DATES	Auction Start: October 1, 2018 Auction End: October 3, 2018 via RealINSIGHT Marketplace



Contact Information

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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.

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 will also host on its website the live online auction on the “Best and Final” Auction Date. Final 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.