



# SALE ANNOUNCEMENT

RETAIL STRIP CENTER REO SALE  
TAYLOR PLAZA  
MONTGOMERY, AL

12,287 SF  
55.2% OCCUPIED



## Overview

Mission Capital Advisors, LLC (AL Broker # 90836-0), and Moore Company Realty, (collectively the “Advisors” or “Asset Sale Advisors”), is pleased to present the opportunity to acquire the fee-simple interest in a Taylor Plaza, a 12,287 SF retail strip center located in Montgomery, AL (the “Property” or “Asset”).

## Sale Structure

Mission Capital and Moore Company Realty have been retained as the exclusive Asset Sale Advisors to the Seller for the sale of an REO retail strip center located in Montgomery, AL.

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.

Asset Sale Timeline	Date
Sale Announcement Distributed	Thursday, January 24, 2019
Call for Offers	Tuesday, February 26, 2019

## Sale Highlights

The REO sale offers Prospective Bidders an opportunity to acquire a retail strip center located in Montgomery, AL.

- The Property consists of a 1-story multi-tenant retail strip shopping center situated on a 1.2-acre site located in Montgomery, AL.
- As of January 2019, the Property is 55.2% occupied, affording investors the opportunity to add value through the lease up of the remaining vacant units.
- The Property is located in the eastern side of the City of Montgomery near the commercial/residential complex known as Billingsley Place. The Property features excellent access and visibility via two curb cuts along Averieff Drive.
- The area is bordered by upper scale commercial and residential areas, including a luxury apartment complex across the street and a nearby residential subdivision. The Property is also in close proximity to local malls and shopping centers occupied by national tenants including Whole Foods, Costco, Dick’s Sporting Goods, Bed Bath and Beyond, Old Navy, and Target.



Property Information						
Property Name	Address	City, State, Zip	NRA (SF)	Site Size (Acres)	Year Built	Number of Buildings
Taylor Plaza	7711-7727 Averiet Drive	Montgomery, AL	12,287	1.2	2005	1

Property Information							
Property Type	Number of Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
Retail	1	55.2%	Jan-19	68	5.53	09-09-29-3-000-001.027	B-3

## 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](http://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 for Sale and Purchase of the Asset (the “Asset Sale Agreement”).

Prospective Bidders are encouraged to complete final due diligence before submitting prospective offers on the Call for Offers Date (the Seller’s acceptance of which will require immediate execution of pre-negotiated Asset Sale Agreement by Prospective Bidder accompanied by a non-refundable wire funds 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](mailto: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**  
 NY Firm # 10991214316

**Michael Britvan**  
*Managing Director*  
 mbritvan@missioncap.com  
 212 925 6692

**Kyle Kaminski**  
*Director*  
 kkaminski@missioncap.com  
 212 925 6692

**Adam Grant**  
*Director*  
 agrant@missioncap.com  
 949 706 3001



**Jon C Masters, CCIM**  
 Moore Company Realty, Inc  
 312 Catoma Street, Suite 200  
 Montgomery, AL 36104  
 (o) 334-387-2724  
 (f) 334-262-1960  
 (c) 334-303-0070  
 AL Broker # 000110883-0

**Anna Baumeister**  
*Analyst*  
 abaumeister@missioncap.com  
 212 925 6692

**Adam Kahn**  
*Analyst*  
 akahn@missioncap.com  
 212 925 6692

**Tom Karras**  
 AL Broker # 90836-0

### Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF ASSET 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.

**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