

SALE ANNOUNCEMENT

**\$18,222,733 PERFORMING
AND AMORTIZING B-NOTE LOAN SALE
WITH A-NOTE CALL OPTION**

**LAWRENCEVILLE, GA
1,186,406 SF SHOPPERTAINMENT CENTER**



\$18,222,733 PERFORMING & AMORTIZING B-NOTE LOAN SALE WITH A-NOTE CALL OPTION



Sale:	\$18,222,733 Performing and Amortizing B-Note Loan Sale with A-Note Call Option
Asset:	Shoppertainment Center
Location:	Lawrenceville, GA
Performance:	Performing

Overview

This Sale Announcement presents the sale of a \$18,222,733 performing and amortizing B-Note with a call option on the A-Note (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 sale of a \$18,222,733 performing and amortizing B-Note (the “Loan”) with a call option on a \$103,911,581 A-note. The Loan is secured by a shoppertainment center located in Lawrenceville, GA (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 purchase of (i) the Loan with the A-Note call option retained, or (ii) the Loan with the A-Note call option released, pursuant to the Loan Sale timeline attached below.

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.

The sale must be completed according to the timeline below; investors will be required to finalize the Loan Sale Agreement prior to the final bid date.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Tuesday, November 6, 2018
Initial Data Distribution	Tuesday, November 6, 2018
Indicative Bid Date	Wednesday November 28, 2018
Comments To PSA Due	Thursday, December 13, 2018
Best & Final Bid Date	Thursday, December 13, 2018
Winning Bidder Selected	Friday, December 14, 2018
Earnest Money Deposit Due	Monday, December 17, 2018
Closing On Or Before	Monday, December 31, 2018

Highlights

The Loan Sale offers Prospective Bidders an opportunity to acquire a performing B-Note with a call option on the A-Note, secured by a shoppertainment center located in Lawrenceville, GA.

- The subject Loan (“B-Note”) has a \$18,222,733 UPB and was originated on November 30, 2006 in the amount of \$23,700,000. The subject Loan was part of the refinance and restructure of an underlying loan obligation in the amount of \$158,700,000 into an A-Note (“A-Note”) of \$135,000,000 and the subject B-Note of \$23,700,000.
- The B-Note is being amortized pro-rata with the A-Note.
- The subject Loan features a call option on the A-Note. Offers will be accepted with the call option retained or released.
- Based on 2017 NOI, the A and B-Notes have a combined DSCR of 2.1x.
- The Notes are both secured by a shared first-lien Deed to Secure Debt and Security Agreement and an Assignment of Leases and Rents on a 1.2 million-sf shoppertainment center located in Lawrenceville, Georgia. As of June 30, 2018, the subject center was 84.7% occupied.
- The subject center has five anchors, many specialty and national retailers, and a variety of theme restaurants, casual dining, and entertainment venues. Notable tenants include Bass Pro Shops, Medieval Times, AMC Theatres, Burlington Coat Factory, and Dave & Buster’s.

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Loan Information										
Status	Original Balance	Original Balance PSF	Current Balance	Current Balance PSF	Origination Date	Maturity Date	IO Period	Current Rate	Rate Type	Accrual Basis
Performing	\$23,700,000	\$19.96	\$18,222,733	\$15.35	11/30/06	12/11/18	60	7.320%	Fixed	Act/360

Property Information											
Property Type	City, State	County	NRA (SF)	Site Size (Acres)	Year Built / Renovated	Occupancy	Occupancy Date	Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
Shoppertainment Center	Lawrenceville, GA	Gwinnett County	1,186,406	203.75	2001/2004/2006	84.7%	Jun-18	5,459	4.60	R7081-005, R7081-122	C-2, General Business District and C-3, Highway Business District

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/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 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 soliciting non-contingent final bids for the Loan. 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 Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

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 is 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 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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