



## SALE ANNOUNCEMENT

### POCATELLO SQUARE RETAIL POWER CENTER REO SALE

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1710-1844 HURLEY DRIVE, POCATELLO, ID  
139,064 SF  
85.3% OCCUPIED

AUCTION START: NOVEMBER 26, 2018  
AUCTION END: NOVEMBER 28, 2018



## Overview Summary

Mission Capital Advisors, L.L.C. (“Mission” or “REO Sale Advisor”), in conjunction with Ten-X, is pleased to present the opportunity to acquire the fee simple interest in a 139,064-sf power center located in Pocatello, ID (the “Property”).

On behalf of the Seller, Mission is soliciting noncontingent final bids, via the Ten-X bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Property pursuant to the REO sale timeline attached hereto.

## Asset Page

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

Click Here to Register:

[Pocatello Square Power Center](#)

## Sale Highlights

- As of September 2018, Pocatello Square was 85.3% occupied. The Property has historically been fully occupied, however, after Staples recently elected to not renew its lease there has been one tenant space vacant.
- The Property is occupied by five (5) tenants including nationally known Dick’s Sporting Goods, Ross Dress for Less, Bed Bath and Beyond and Jo-Ann Stores as well as regional tenant Down East Clothing. Ross Dress for Less and Bed Bath and Beyond have been operating at the Property since construction completion in 2006.
- The Property’s existing tenants have modest near-term rollover, with all in-place leases signed through at least 2020.
- The Property is located in the southwest quadrant of the intersection of Interstates I-86 and I-15, which is the primary retail district in the Pocatello, Idaho MSA, the third largest in the state. The location is approximately 1.5 miles north-northeast of Downtown (“Old Town”) Pocatello and Idaho State University.





Property Information							
Property Name	Property Type	Address	City, State	County	NRA (SF)	Site Size (Acres)	Year Built
<a href="#">Pocatello Square</a>	Power Center	1710 - 1844 Hurley Drive	Pocatello, ID	Bannock County	139,064	13.04	2006

Property Information							
Number of Buildings	Number of Stories	Occupancy	Occupancy Date	# of Parking Spaces	Parking Ratio per 1,000 SF	APN	Zoning
2	1	85.3%	September-18	629	4.52	RPPSQ000-402, -501, -602	CG - Commercial General

## SALES PROCESS

### THE OFFERING PROCESS

An online auction event will be conducted on Ten-X in accordance with the Auction Terms and Conditions.

(<https://www.ten-x.com/company/legal/participation-terms/>)

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by Ten-X. 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 Ten-X 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 Ten-X.

### AUCTION DATE

Important Dates	Date
Auction Start Date	November 26, 2018
Auction End Date	November 28, 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.

### 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 Ten-X website.

## Asset Sale Timeline

EVENT	Date
SALE ANNOUNCEMENT DISTRIBUTED	Friday, October 12, 2018
AUCTION DATES	Auction Start: November 26, 2018 Auction End: November 28, 2018 via Ten-X Auction Platform



## Contact Information

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*Ten-X 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 Ten-X in order to access the property-related data and participate in the Sale.*

***Ten-X will also host on its website the live online auction on the Auction Date. Final Bidders will be limited to qualified, registered investors.***

*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.*

#### Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE & SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY FROM THE REO SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE PROPERTY. 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. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE & SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.