



SALE ANNOUNCEMENT

CMBS SPECIAL SERVICER REO SALE TEXAS INDUSTRIAL PORTFOLIO

4 PROPERTIES
331,387 TOTAL NRSF
100% OCCUPIED

AUCTION START: NOVEMBER 27, 2018
AUCTION END: NOVEMBER 29, 2018



Overview Summary

Mission Capital Advisors, 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 331,387-sf Industrial portfolio comprised of four properties located in Texas (the “Properties” or “Portfolio”).

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 Portfolio 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:

[Texas Industrial Portfolio REO Sale](#)

Sale Highlights

This offering provides Prospective Bidders an opportunity to acquire a 331,387-sf industrial portfolio comprised of four single-tenant industrial properties located in Texas.

- The Portfolio consists of four NNN, single-tenant properties, all of which are currently 100% leased.
- Three of the Properties are leased to Humanetics, who has been a long term tenant (since 2005) and recently executed their first extension option with three remaining. One of the properties serves as Humanetics corporate headquarters.
- All properties have excellent locations in some of the nation’s top largest metropolitan areas.
- Texas is the 2nd largest state in the U.S. with a 2018 population estimated at 28.7 million residents, up from 25.1 million at the 2010 Census, with a current growth rate of 1.8% ranking 3rd best in the nation.
- Strong 2018 industrial market fundamentals with Portfolio submarkets vacancy rates as low as 3.5%.



Property Information								
Property Type	Address	City, State	NRA (SF)	Site Size (Acres)	Year Built/Renovated	Occupancy	Occupancy Date	Zoning
Single-Tenant Industrial	12400 Ford Road	Farmers Branch, TX	75,709	7.08	1997	100.0%	Oct-18	PD-74, Planned Development
Single-Tenant Industrial	1700 Columbian Club Drive	Carrollton, TX	114,310	7.85	1977, 1996, and 2001	100.0%	Oct-18	LI, Light Industrial
Single-Tenant Industrial	7021 South Bentsen Road	McAllen, TX	92,468	15.00	1999	100.0%	Oct-18	I-2, Heavy Industrial
Single-Tenant Industrial	12918 Beltex Drive	Manor, TX	48,900	8.14	1988	100.0%	Oct-18	None, ETJ
			331,387					

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	November 27, 2018
Auction End Date	November 29, 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	Monday, October 22, 2018
AUCTION DATES	Auction Start: November 27, 2018 Auction End: November 29, 2018 via RealINSIGHT Marketplace



Contact Information

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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

Corporate Headquarters

800 915 7015

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.

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 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.