



SALE ANNOUNCEMENT

120-140 SPARKMAN DRIVE
REO SALE
INDUSTRIAL-OFFICE FLEX

220,016 SF
100% OCCUPIED
HUNTSVILLE, AL

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



Overview Summary

Mission Capital Advisors, LLC (“Mission” or “REO Sale Advisor”), in conjunction with RealINSIGHT Marketplace, is pleased to present the opportunity to acquire the fee simple interest in a 220,016 SF industrial-office property located in Huntsville, AL (the “Property”).

On behalf of the Seller, Mission is soliciting non-contingent final bids, via the RealINSIGHT Marketplace bid platform, from prospective bidders (the “Prospective Bidders”) for the purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

Asset Page

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

[120-140 Sparkman Drive](#)

Sale Highlights

This offering provides Prospective Bidders an opportunity to acquire a fully leased, single-tenant industrial property located in Huntsville, AL.

- Long-term, creditworthy tenant with NNN lease that runs through September 30, 2020, with two remaining 5-year renewal options. AAR Corp is a global leader in aviation aftermarket services and publicly traded on the “NYSE” (S&P: BB+, Moody’s: Ba3).
- Prominent location within the 3,843 acre Cummings Research Park and across the street from the University of Alabama Huntsville.
- Huntsville has experienced population growth of 7% since 2010 and in 2017 was ranked No. 2 Best Places for Tech Jobs by Nerd Wallet.
- Huntsville reports several recently announced economic development success stories including over \$2 billion in new planned investments by Facebook, Toyota/Mazda Joint Venture, and Aerojet Rocketdyne.
- The Huntsville Industrial vacancy rate was 5.3% as reported by Colliers International.



| Property Information | | | | | | | | | |
|--|-------------------|----------------|----------|-----------|-------------------|-------------------------|-----------|----------------|-------------------|
| Property Name | Property Type | City, State | NRA (SF) | Buildings | Site Size (Acres) | Years Built / Renovated | Occupancy | Occupancy Date | Zoning |
| 120-140 Sparkman Drive | Industrial-Office | Huntsville, AL | 220,016 | 3 | 18.33 | 1963-1989 / 2015 | 100% | Oct-18 | RP, Research Park |

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

SALE ANNOUNCEMENT DISTRIBUTED Monday, October 22, 2018

AUCTION DATES

Sale Start: November 27, 2018
Sale End: November 29, 2018
via RealINSIGHT Marketplace

Contact Information

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RealINSIGHT

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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 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 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.