



# SALE ANNOUNCEMENT

## CBD OFFICE AND OFFICE CONDO SALE

123 S CALHOUN ST. & 119 S MONROE ST.  
TALLAHASSEE, FL

68,521 TOTAL SF  
100% OCCUPIED





<b>Sale:</b>	Office Building & Office Condo Sale
<b>Property:</b>	123 S Calhoun St. & 119 S Monroe St. (Floors 3,4,5)
<b>Location:</b>	Tallahassee, FL

## Overview Summary

Mission Capital Advisors, LLC (FL Broker #CQ1053355), (the “Advisor or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in 123 S Calhoun St., a 33,265 gross sf class A office property & 119 S Monroe St. (floors 3,4,5), a 42,209 gross sf class A office condo, both located in Tallahassee, Leon County, Florida. (each a “Property or “Asset” and together the “Properties” or “Assets”). The Properties are being offered either individually or together.

## Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisors to the Seller for the sale of two class A office properties in Tallahassee, Leon County, Florida. On behalf of the Seller, Mission Capital is soliciting offers from prospective bidders (the “Prospective Bidders”) for the purchase of **(i) either Property individually, or (ii) both Properties together** pursuant to the timeline attached hereto.

## Asset Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Wednesday, July 10, 2019
Initial Data Distribution	Wednesday, July 10, 2019
Call for Offers	Monday, August 12, 2019
Closing on or Before	Friday, October 11, 2019

## Highlights & Summary

The Asset Sale offers Prospective Bidders the opportunity to acquire a CBD Office and Office Condo located in Tallahassee, FL.

- Mission Capital's Debt and Equity team can arrange staple-on financing to potential purchasers for the acquisition of the Properties.

### 123 S Calhoun St.

- The Property is 100% occupied by a longstanding Tallahassee law firm. The tenant has been practicing law in the capitol city since the 1930's and is the second largest private law firm in Tallahassee.
- The Property is located two blocks from the State Capitol Building and one block from the Leon County Courthouse.
- The Property is a class A office building and was significantly renovated in 2009 including improved HVAC and heating systems as well as common and reception area upgrades.

### 119 S Monroe St.

- The Property is 100% occupied by the largest private law firm in Tallahassee.
- The Property is located two blocks from the State Capitol Building and one block from the Leon County Courthouse.
- Built in 2009, the Property is a class A office condo and remains in excellent condition.



## Property Information

### Property Information – 123 S Calhoun St.

City, State	NRA (SF)	Occupancy	Years Built/Renovated	Parking Spaces	Parking Spaces Per 1,000 SF	Lease Type	Lease Start	Lease Exp.
Tallahassee, FL	29,296	100%	1989/2009	21	0.72	NNN	1/1/2018	12/31/2027

### Property Information – 119 S Monroe St.

City, State	NRA (SF)	Occupancy	Years Built/Renovated	Parking Spaces	Parking Spaces Per 1,000 SF	Lease Type	Lease Start	Lease Exp.
Tallahassee, FL	39,225	100%	2009	36	0.92	NNN	10/11/2019	10/31/2029

## 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

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Due diligence information can be found in the data room at [market.missioncap.com](http://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 ASSETS 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 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.**

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