

SALE ANNOUNCEMENT

Bulk Pool and One-Off REO Sale

PROPERTY TYPES:

CRE (Industrial, Office, Retail), Specialty (Senior Housing, Religious Facility, Golf Course), Land, & SFR

LOCATION:

CA, CT, FL, GA, IL, KS, KY, LA, NC, SC, TN, VA

PERFORMANCE:

REO

Overview

Bulk Pool and One-Off REO Sale (the “Asset Sale”) conducted exclusively by Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a portfolio of various real estate assets located throughout the United States (the “Portfolio” or “Assets”). The Assets are 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 **one-off Asset(s) and / or the bulk pool** pursuant to the Asset Sale timeline attached hereto.

Mission, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite multiple final bidders (the “Final Bidders”) to complete due diligence and submit non-contingent bids for the Assets.

Highlights & Asset Summary

The Asset Sale offers Prospective Bidders the opportunity to acquire various commercial real estate assets and commercial and residential land located throughout the United States.

- Diverse portfolio featuring eight property types across 12 states in various sized markets, both large and small.
- The Seller is an institutional fund manager winding down REO holdings stemming from acquisitions of whole loans in the secondary market.
- Larger assets are being offered individually on a “one-off” basis while the bulk pool allows investors to acquire a portfolio of real property (cash flowing) along with land to help offset carry costs associated with development assets.
- REO properties for sale vary in size from 0.12 to 216.23 acres, and range from 1 to 76 lots. Zoning types include various commercial and residential uses.
- Complete asset listing table can be found in Exhibit A (pg. 4).

Sale Structure

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 www.missioncap.com/transactions. Included in the Due Diligence Materials will be an Offering Memorandum for the Assets (the “Offering Memorandum”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Asset Sale Agreement for Sale and Purchase of Assets (the “Asset Sale Agreement”).

Mission is initially soliciting indicative bids for the Assets. Prospective Bidders are encouraged review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline

After receipt of indicative bids, Mission, in conjunction with the Seller, will select Final Bidders 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 Asset 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 Katie Juarez at kjuarez@missioncap.com.
PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.

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.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available to Final Bidders. Pursuant to the Asset Sale Agreement, the Seller is selling its Assets 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.

Timeline

The transaction contemplated herein has been scheduled as follows:

Asset Sale Timeline	
Event	Date
Sale Announcement Distributed	Tuesday, March 26, 2019
Initial Data Distribution	Tuesday, March 26, 2019
Indicative Bid Date	Tuesday, April 16, 2019
Acceptance of or Comments to ASA	Thursday, May 02, 2019
Best & Final Bid Date	Thursday, May 02, 2019
Winning Bidder Selected	Monday, May 06, 2019
10% Non-Refundable Deposit Due	Tuesday, May 07, 2019
Closing Date	Tuesday, May 21, 2019

Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR ASSET 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.

Contact Information

Mission Capital Advisors, LLC
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Asset Sale Discussions

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Chad Coluccio
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Alexis Draganiuk
CT - #REB.0790781

Exhibit A – Asset Table

Bulk Pool	Prop Type	Prop City	Prop State
Bulk-1	Land	Leawood	KS
Bulk-2	Land	Hillsborough	NC
Bulk-3	Land	Louisville	KY
Bulk-4	Office	Fresno	CA
Bulk-5	Land	Westwago	LA
Bulk-6	Restaurant	Chatsworth	GA
Bulk-7	Restaurant	Soddy Daisy	TN
Bulk-8	Land	Leawood	KS
Bulk-9	Office	Rock Island	IL
Bulk-10	Land	North Charleston	SC
Bulk-11	Land	Leawood	KS
Bulk-12	Church	Memphis	TN
Bulk-13	Land	Leawood	KS
Bulk-14	SFR	Richmond Hill	GA
Bulk-15	Retail	Wilson	NC
Bulk-16	Land	Mansfield	CT
Bulk-17	Land	Leawood	KS
Bulk-18	Land	Shelby	NC
Bulk-19	Assisted Living Facility	Pelion	SC

One-Off Assets	Prop Type	Prop City	Prop State
VA-1	Office	Norfolk	VA
VA-1	Land	Norfolk	VA
VA-1	Office	Norfolk	VA
VA-1	Office	Norfolk	VA
SC-1	Golf Course	Spartanburg	SC
FL-1	Retail	Port St Lucie	FL
IL-1	Industrial	Joliet	IL
GA-1	Retail	Hinesville	GA
CT-1	Assisted Living Facility	South Windsor	CT
IL-2	Office	Algonquin	IL