

SALE ANNOUNCEMENT

\$67,754,438 COMMERCIAL LOAN PORTFOLIO SALE

Property Types: Multi-Tenant Retail, Office

Location: Nationwide (CT, FL, NC, NY)

Performance: Performing

Overview Summary

\$67,754,438 Commercial Loan Portfolio Sale (the "Asset Sale") conducted 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 performing commercial loans secured by real estate located throughout the United States (individually a "Loan", or "Asset", collectively the "Portfolio", "Loans", 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: **(i) the entire Portfolio, (ii) any Asset individually, or (iii) any combination of Assets** pursuant to the Asset Sale timeline attached hereto.

Mission Capital, 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 & Sale Summary

The Asset Sale offers Prospective Bidders the opportunity to acquire Loans secured by real estate located throughout the United States.

- Average Loan balance is approximately \$11.3mm with the largest Loan having a balance of \$29.8mm.
- The Portfolio has a weighted average fixed rate of 4.0% and a weighted average maturity of 5/7/2023.
- All Loans feature perfect performance with no historical 30+ day delinquencies.
- The Loans are all positively cash flowing.
- All Loans are amortizing and have prepayment protection (yield maintenance).
- All Loans are insurance company separate account originated.
- The Office property is 95.25% occupied..
- The Retail properties are all at least 94% occupied.

Asset	Loan Count	UPB	% UPB	Original Balance	Note Date	Maturity Date	Rate	Collateral Type	Location
RET - 4	1	\$29,800,000	44.0%	\$29,800,000	12/21/12	1/1/23	3.3%	Retail	New York, NY
RET - 5	1	\$9,953,872	14.7%	\$10,000,000	3/1/13	3/1/25	3.7%	Retail	Stamford, CT
OFC - 1	1	\$9,863,929	14.6%	\$13,000,000	10/28/05	11/1/20	5.4%	Office	Charlotte, NC
RET - 6	1	\$7,539,365	11.1%	\$9,750,000	12/11/12	1/10/23	4.7%	Retail	Clearwater, FL
RET - 7	1	\$6,489,873	9.6%	\$8,000,000	10/1/12	10/10/22	4.1%	Retail	Coral Springs, FL
RET - 8	1	\$4,107,399	6.1%	\$5,750,000	12/2/13	1/1/29	4.6%	Retail	Jacksonville Beach, FL
Grand Total	6	\$67,754,438	100.0%	\$76,300,000	12/29/11	5/7/23	4.0%		

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 data tape for the Assets (the "Data Tape") 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, in conjunction with the Seller, is soliciting 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 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 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.

Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Sale Announcement Distributed	Thursday, August 8, 2019
Initial Data Distribution	Friday, August 9, 2019
Indicative Bid Date	Thursday, August 29, 2019
Comments to LSA Due	Wednesday, September 4, 2019
Best & Final Bid Date	Thursday, September 19, 2019
Winning Bidder Selected	Friday, September 20, 2019
10% Non-Refundable Deposit Due	Wednesday, September 25, 2019
Closing Date	Thursday, October 3, 2019

Mission Capital Contacts

MISSION CAPITAL ADVISORS, LLC

Asset Sale Discussions

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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.

Data Requests

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Loan Table

Asset	Loan Purpose	UPB	% UPB	Original Balance	Note Date	Maturity Date	Rate Type	Rate	Pmt Type	Current PI Pmt
RET - 4	Purchase	\$29,800,000	44.0%	\$29,800,000	12/21/12	1/1/23	Fixed	3.3%	IO	\$82,198
RET - 5	Refinance	\$9,953,872	14.7%	\$10,000,000	3/1/13	3/1/25	Fixed	3.7%	P&I	\$45,746
OFC - 1	Refinance	\$9,863,929	14.6%	\$13,000,000	10/28/05	11/1/20	Fixed	5.4%	P&I	\$72,756
RET - 6	Refinance	\$7,539,365	11.1%	\$9,750,000	12/11/12	1/10/23	Fixed	4.7%	P&I	\$62,476
RET - 7	Refinance	\$6,489,873	9.6%	\$8,000,000	10/1/12	10/10/22	Fixed	4.1%	P&I	\$43,474
RET - 8	Refinance	\$4,107,399	6.1%	\$5,750,000	12/2/13	1/1/29	Fixed	4.6%	P&I	\$44,134
Grand Total		\$67,754,438	100.0%	\$76,300,000	12/29/11	5/7/23		4.0%		\$350,784

Collateral Table

Asset	Location	Collateral Type	Property Sub Type	Year Built / Renovated	Rentable Sq Feet	Occupancy	Buildings
RET - 4	New York, NY	Retail	Retail Condo	1906 / 2008	40,079	100.00%	1
RET - 5	Stamford, CT	Retail	Grocery Anchored Retail	1962 / 2013	87,317	95.03%	2
OFC - 1	Charlotte, NC	Office	Office Building	2004	128,145	95.25%	1
RET - 6	Clearwater, FL	Retail	Anchored Retail	1982	186,779	100.00%	2
RET - 7	Coral Springs, FL	Retail	Grocery Anchored Retail	1996	81,685	94.00%	1
RET - 8	Jacksonville Beach, FL	Retail	Unanchored Retail	2003	36,810	100.00%	3