

# SALE ANNOUNCEMENT

**\$22.2MM NON-PERFORMING LOAN SALE**

**ABSOLUTE NET SINGLE-TENANT INDUSTRIAL (FLEX) FACILITY**

**630,231 SF**

**INDEPENDENCE, OH**

INDICATIVE BID DATE: THURSDAY, SEPTEMBER 12, 2019

FINAL BID DATE: THURSDAY, OCTOBER 3, 2019



# \$22,154,948 NON-PERFORMING (MATURITY DEFAULT) LOAN SALE



<b>Sale:</b>	<b>\$22,154,948 Non-Performing Loan Sale</b>
<b>Collateral:</b>	<b>Industrial (Flex)</b>
<b>Location:</b>	<b>Independence, OH</b>
<b>Performance:</b>	<b>Non-Performing (Maturity Default)</b>

## Overview Summary

This Sale Announcement presents the sale of a \$22,154,948 non-performing loan secured by an industrial facility in Independence, Ohio (the “Loan Sale” or “Asset Sale”) conducted exclusively by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of an undisclosed seller (“Seller”).

## Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the potential sale of a non-performing loan with an unpaid principal balance of \$22,154,948 (the “Loan” or “Asset”). The Loan is secured by a first-lien mortgage on a 630,231 net rentable square foot industrial flex facility located in Independence, Ohio (the “Property”). The Loan is 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 potential purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

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

## Sale Highlights

The Loan Sale offers Prospective Bidders the opportunity to acquire a maturity-defaulted loan secured by a fully-leased, single-tenant industrial flex property located in Independence, OH.

- The Property serves as the headquarters and distribution facility for the tenant, a subsidiary of a Fortune 500 company.
- The absolute net tenant has been at the Property since June 2007 and has a lease that runs through June 30, 2022 with two ten-year extension options.
- The Property consists of one industrial flex building situated on an approximate 37.8-acre site in Independence, Cuyahoga County, Ohio. The Property is demised with 80% industrial space and 20% office space.
- The Property is located approximately ten miles south of the Cleveland CBD.
- The Property features good access to Interstate 77, Interstate 480, and Interstate 80.
- The loan maturity defaulted in July 2017 with foreclosure being initiated in August 2017. The next court hearing has been scheduled for September 2019.

Loan Information								
Status	Current UPB	Current UPB Per SF	Orig. Balance	Orig. Balance PSF	Interest Rate	Default Rate	Origination Date	Maturity Date
Non-Performing	\$22,154,948	\$35.15	\$26,400,000	\$41.89	5.820%	5.000%	6/28/2007	7/1/2017

Collateral Information								
Property Type	City, State	NRA (SF)	Site Size (Acres)	Current Occupancy	Years Built	Clear Heights	Loading Doors	Zoning
Industrial (Flex)	Independence, OH	630,231	37.77	100%	1961-1979	18', 30', and 46'	32	U-5A – Light Manufacturing

## Loan 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 the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, has 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”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of the Loan (the “Loan Sale Agreement”).

Mission is initially soliciting indicative bids for the Assets. Prospective Bidders are encouraged to 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 Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

## Loan Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Thursday, August 22, 2019
Initial Data Distribution	Thursday, August 22, 2019
Indicative Bid Date	Thursday, September 12, 2019
Best & Final Bid Date	Thursday, October 3, 2019
Winning Bidder Selected	Friday, October 4, 2019
10% Non-Refundable Deposit Due	Monday, October 7, 2019
Closing Date	Monday, October 14, 2019

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 [nda@missioncap.com](mailto:nda@missioncap.com)

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.

## Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available for review to Bidders. Pursuant to the Loan Sale Agreement, the Seller will be selling its Loan subject only to those representations and warranties explicitly stated in the Loan 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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