



SALE ANNOUNCEMENT

FULLY LEASED BIG BOX RETAIL REO SALE

4731 & 4741 WEST LAWRENCE ST.
GRAND CHUTE, WI

104,138 SF RETAIL POWER CENTER

Sale:	Two-Tenant Big Box REO Sale
Property:	Retail Power Center
Location:	Grand Chute, WI

Overview Summary

Mission Capital Advisors, LLC, (the “Advisor or “Asset Sale Advisor”) is pleased to present the opportunity to acquire the fee-simple interest in 4731 & 4741 West Lawrence St., a 104,385 gross sf retail power center in Grand Chute, Outagamie County, WI (“Property or “Asset”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisors to the Seller for the sale of 4731 & 4741 West Lawrence St. On behalf of the Seller, Mission Capital is soliciting offers from prospective bidders (the “Prospective Bidders”) for the purchase of the property pursuant to the timeline attached hereto.

Asset Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Thursday, September 19, 2019
Initial Data Distribution	Thursday, September 19, 2019
Call for Offers	Wednesday, October 23, 2019
Closing on or Before	Thursday, November 21, 2019

Highlights & Summary

The Asset Sale offers Prospective Bidders the opportunity to acquire the fee-simple interest in a two-tenant big box property in Grand Chute, WI.

- The Property is comprised of two big-box tenant suites of 48,805 sf and 55,333 sf respectively for a total of 104,138 net rentable square feet.
- The Property is currently 46.9% occupied. A franchise location of Urban Air Adventure Park entered into a 10-year lease in November of 2018 and is expected to begin remitting rent payments in October of 2019. Once Urban Air opens for business, the property will be 100% occupied.
- The Property has ample on-site parking with a total of 485 spaces resulting in a ratio 4.66 per 1,000 sf.
- The Property is well located in the major retail center for the Fox Cities of Northeastern Wisconsin, just off Interstate 41 which is the major thoroughfare for the cities and towns along the Fox River.



Property Information

Property Information – 4731 & 4741 W Lawrence St.									
Address	Property Type	Buildings	NRA (SF)	Site Size (Acres)	Occupancy	% Leased	Years Built/Renovated	Parking Spaces	Parking Spaces Per 1,000 SF
4731 & 4741 W Lawrence St.	Retail Power Center	1	104,138	10.9	46.9%	100%	2000/2004	485	4.66

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. 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

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.



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Due diligence information can be found in the data room at 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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