

SALE ANNOUNCEMENT

\$16,099,660 PERFORMING B-NOTE LOAN SALE

**THREE-PROPERTY RETAIL PORTFOLIO
PENNSYLVANIA AND OHIO**

INDICATIVE BID DATE: WEDNESDAY, JANUARY 22, 2020

FINAL BID DATE: TUESDAY, FEBRUARY 11, 2020



Sale:	\$16,099,660 Performing B-Note Sale
Collateral:	Three-Property Retail Portfolio
Location:	PA (2) & OH (1)
Performance:	Performing

Overview Summary

Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) is pleased to present the opportunity to acquire a \$16,099,660 performing commercial mortgage loan (the “Loan” or “Note B”) secured by a three-property retail portfolio located in Pennsylvania (2) and Ohio (1) (the “Asset(s)” or “Portfolio”). The Loan Sale is being conducted on behalf of an undisclosed Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a performing loan with an unpaid principal balance of \$16,099,660 (the “Loan Sale” or “Asset Sale”). The Loan is secured by a three-property retail portfolio located in Pittsburgh, PA (2) and Defiance, OH (1). 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 purchase of the Loan secured by the Assets 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.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Friday, December 20, 2019
Initial Data Distribution	Monday, December 23, 2019
Indicative Bid Date	Wednesday, January 22, 2020
Best & Final Bid Date	Tuesday, March 10, 2020
Winning Bidder Selected	Wednesday, March 11, 2020
10% Non-Refundable Deposit Due	Thursday, March 12, 2020
Closing Date on or Before	Thursday, March 19, 2020

Sale Highlights

The Loan Sale offers Prospective Bidders the opportunity to acquire a performing Loan secured by a three-property retail portfolio located in PA (2) and OH (1).

- Note B was originated on April 1, 2014 for a ten-year term as the \$16.5MM subordinate portion of a \$138.5MM financing package to refinance the Portfolio. Note B carries an attractive 10.50% interest rate with prepayment protection.
- Primary collateral for the loan consists of a first-lien open-end fee and leasehold mortgage on a 634,434-sf grocery-anchored power center located in Pittsburgh, PA.
- Secondary collateral for the loan consists of first-lien mortgages on a 133,284-sf grocery-anchored retail center located in Irwin, PA and a 386,790-sf regional mall located in Defiance, OH.
- As of September 2019, the Portfolio generated a T-12 net operating income of \$13,470,413 which translated to a 1.41x DSCR and a 10.6% debt yield on the entire capital stack at that time.

Loan Information								
Status	Current UPB	Current UPB PSF	Original Balance	Original Balance PSF	Interest Rate	Origination Date	Maturity Date	
Performing	\$16,099,660	\$13.95	\$16,500,000	\$14.29	Fixed – 10.500%	4/1/2014	4/1/2024	

Collateral Information								
City, State	NRA (SF)	Buildings	Site Size (Acres)	Occupancy as of 10/31	Years Built / Renovated	Parking Spaces	Parking Spaces Per 1,000 SF	Zoning
Pittsburgh, PA	634,434	5	53.904	100.0%	1984, 1986 / 2004	3,169	5.0	P – Commercial Planned Unit Development
North Huntingdon Township, PA	133,284	5	17.89	100.0%	1973 / 2012	796	2.4	C1 – Commercial
Defiance, OH	386,790	8	49.74	83.8%	1975, 1978, 1982, 1987, 1999	2,565	6.6	B-3 – Highway & General Business, B4 – Community Shopping Center

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/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”) 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 Asset. 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 Loan 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 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 is 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. 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.

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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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