

SALE ANNOUNCEMENT

**\$7.8 MILLION PERFORMING COMMERCIAL LOAN
PORTFOLIO SALE**

LEGACY SECURITIZATION COLLAPSE

June 2020



Loan Type:	Fully-Amortizing Commercial Loans – Single-Tenant (NNN) with Significant De-leveraging (16.6% Weighted Average Current LTV)
Location:	NV (70.3%), FL (17.1%), IN (8.1%), IL (2.9%) and TX (1.6%)
Property Type:	Industrial (95.5%), Pharmacy (4.5%)
Performance:	Performing (100%), Including 25% Defeased

Overview

\$7,832,509 (current principal balance) commercial loan sale (the “Loan Sale”) being conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Loan Sale Advisor”) on behalf of an undisclosed seller (the “Seller”).

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a portfolio of five commercial loans (the “Loans,” “Assets” or collectively, the “Portfolio”). The Portfolio consists of Loans from a securitization trust that will be collapsed.

Loan Sale Structure

Mission Capital is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the entire Portfolio pursuant to the timeline set forth herein. Mission Capital and the Seller, 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 final bids for the Portfolio.

Portfolio Overview

Loan Information				
Loan	UPB	Original Balance	Interest Rate	Maturity Date
1	\$5,504,631	\$23,000,000	7.000%	11/1/2022
2	\$1,342,203	\$23,890,986	6.850%	9/1/2020
3	\$631,952	\$11,248,673	6.850%	9/1/2020
4	\$227,067	\$1,042,569	7.080%	7/1/2022
5	\$126,656	\$2,579,027	7.680%	7/1/2020
Total / W.A.	\$7,832,509	\$61,761,255	6.976%	

Highlights

The highlights of the Loan Sale are as follows:

- The Portfolio features five seasoned performing loans, two of which have been defeased. The remaining loans are secured by NNN single-tenant properties with creditworthy tenants.
- The Portfolio is a trust collapse of a 2002 CMBS securitization (JPMCC 2002-CIB5) with extremely favorable loan terms.
- The Portfolio has amortized 87.3% and carries a weighted average duration of 23 months.
- The Portfolio carries a WAC of 6.976%.
- Loan 1, representing 70.28% of the Portfolio by UPB, is secured by a 384,7630-sf warehouse/distribution building features an attractive coupon rate of 7.000% with prepayment protection through 8/12/2022.
- Loans 2 and 3, representing a combined 25.21% of the Portfolio by UPB, have been defeased and carry coupon rates of 6.850% with stated maturities of 9/1/2020.
- Loan 4 and 5, representing a combined 4.52% of the Portfolio by UPB, have coupon rates of 7.08% and 7.68%, respectively, and maturity dates of 7/1/2022 and 7/1/2020, respectively.

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 required form of Agreement for assignment of the Loan (the “Assignment and Assumption 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 Assignment and Assumption 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.

Assignment and Assumption Agreement

The Seller will provide a form of Assignment and Assumption agreement for review to Bidders. Pursuant to the Assignment and Assumption Agreement, the loans will be assigned subject only to those indemnifications explicitly stated in the agreement. No other representations or warranties, either expressed or implied, shall apply.

Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Offering Materials Distribution	Thursday, June 11, 2020
Comments to LSA Due	Thursday, June 18, 2020
Best & Final Bid Date	Thursday, June 18, 2020
Winning Bidder Selected	Monday, June 22, 2020
Closing Date	Wednesday, June 24, 2020

Portfolio Summary Chart

Loan Information								
Loan	UPB	Original Balance	Interest Rate	P&I Payment	Maturity Date	PPMT Protection	PPMT Open Date	Amort Term
1	\$5,504,631	\$23,000,000	7.000%	\$178,319	11/1/2022	Lockout	8/1/2022	240
2	\$1,342,203	\$23,890,986	6.850%	\$193,623	9/1/2020	Defeased	9/1/2018	216
3	\$631,952	\$11,248,673	6.850%	\$91,164	9/1/2020	Defeased	9/1/2018	216
4	\$227,067	\$1,042,569	7.080%	\$8,191	7/1/2022	Lockout	7/1/2020	240
5	\$126,656	\$2,579,027	7.680%	\$22,248	7/1/2020	Open	7/1/2019	216
Total / W.A.	\$7,832,509	\$61,761,255	6.976%	\$493,545				

Loan Information					
Loan	Performance	LTV	Debt Yield	Previous FY NCF	Debt/SF
1	Performing	17.20%	59.10%	\$3,107,152	\$14.31
2	Performing	N/A	N/A	-	\$2.73
3	Performing	N/A	N/A	-	\$5.42
4	Performing	8.50%	98.90%	\$215,534	\$15.42
5	Performing	3.36%	262.91%	\$327,258	\$9.94
Total / W.A.		16.57%⁽¹⁾	65.05%⁽¹⁾	\$3,649,944	\$7.67

(1) Weighted Average LTV and Debt Yield for loans 1,4, and 5 due to defeasance of loans 2 and 3.

Property Information								
Loan	Property Type	Property Subtype	City, State	Tenancy Type	Tenant Exp Date	SF	Year Built	Occupancy
1	Industrial	Warehouse / Distribution	Las Vegas, NV	Single-Tenant, NNN	12/31/2021	384,763	2002	100%
2	Industrial	Warehouse / Distribution	Orlando, FL	Single-Tenant, NNN	8/31/2016	492,200	2001	100%
3	Industrial	Warehouse / Distribution	Portage, IN	Single-Tenant, NNN	3/31/2016	116,677	2001	100%
4	Retail	Drug Store	Alsip, IL	Single-Tenant, NNN	4/30/2021	14,725	1999	100%
5	Retail	Drug Store	Corpus Christi, TX	Single-Tenant, NNN	3/28/2021	12,738	2001	100%



Mission Capital Contact Information

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Disclaimer:

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 CAPITAL 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 OR THE INFORMATION IN THE DEAL MATERIALS, INCLUDING BUT NOT LIMITED TO THE EXISTENCE, VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL, IF ANY, AND HAVE NOT INDEPENDENTLY VERIFIED ANY OF SUCH INFORMATION. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSIGNMENT AND ASSUMPTION AGREEMENT SHALL HAVE ANY LEGAL EFFECT.