

SALE ANNOUNCEMENT

\$8.3 MILLION SMALL BALANCE PERFORMING COMMERCIAL LOAN PORTFOLIO SALE

NATIONWIDE (PREDOMINANTLY GA, TN, AL)

AUGUST 2020



PROPERTY TYPES:	Retail (82.9%), Office (13.6%) and Church (3.5%)
LOCATION:	Nationwide – GA (42.8%), TN (26.2%), AL (14.0%), FL (8.7%) and MS (3.7%)
PERFORMANCE:	Performing (100%)

Overview

\$8,281,291 Performing Small Balance Commercial 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 small balance commercial loans on property located throughout the United States (the “Portfolio” 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) any relationship individually, (ii) any combination of relationships or (iii) the Portfolio in its entirety** 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 performing loans relating to various commercial real estate property and assets located throughout the United States.

- The Portfolio consists of 8 small balance commercial real estate relationships.
- Loans in the Portfolio have an attractive weighted average coupon of 5.31%. Approximately 93.9% of the Portfolio by balance features a fixed interest rate.
- 100% of the Portfolio by balance is current.
- The Portfolio has a weighted average origination of 6/22/12 and a weighted average maturity of 11/22/26.
- The average balance of the Portfolio is \$752,845 and the largest loan is \$3,540,331.
- Detailed Portfolio data may be found in Exhibit A (P5).

Pool	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD
\$8.2mm Small Balance Sale	11	100.0%	\$8,281,291	100.0%	\$752,845	\$9,296,271	6/22/12	11/22/26	5.31%	3.77%	0
Grand Total	11	100.0%	\$8,281,291	100.0%	\$752,845	\$9,296,271	6/22/12	11/22/26	5.31%	3.77%	0

Property Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD
Retail	4	36.4%	\$6,867,379	82.9%	\$1,716,845	\$7,726,614	1/24/13	3/9/25	5.02%	NAP	0
Office	6	54.5%	\$1,126,167	13.6%	\$187,694	\$1,329,657	5/5/10	8/7/38	6.88%	7.15%	0
Church	1	9.1%	\$287,746	3.5%	\$287,746	\$240,000	8/25/06	10/25/21	6.25%	1.25%	0
Grand Total	11	100.0%	\$8,281,291	100.0%	\$752,845	\$9,296,271	6/22/12	11/22/26	5.31%	3.77%	0

Asset Sale Process

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 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 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 Loan Purchase Agreement for Sale and Purchase of Assets (the “Loan Purchase 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.

Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Tuesday, August 4, 2020
Initial Data Distribution	Tuesday, August 4, 2020
Indicative Bid Date	Tuesday, August 18, 2020
Best & Final Bid Date	Wednesday, September 2, 2020
Winning Bidder Selected	Thursday, September 3, 2020
10% Deposit Received	Friday, September 4, 2020
Closing Date (On or Before)	Friday, September 11, 2020

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 Purchase 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.

Loan Purchase Agreement

The Seller will make its required form of Loan Purchase Agreement available to Bidders. Comments to the Loan Purchase Agreement are due prior to the bid date on Thursday, June 11, 2020. Pursuant to the Loan Purchase Agreement, the Seller is selling its Loans subject only to those representations and warranties explicitly stated in the Loan Purchase 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 Loan Purchase Agreement is signed and delivered by Seller and Seller has received the earnest money in accordance with the Loan Purchase Agreement.



Mission Capital Contact Information

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Asset Sale Discussion & Data

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Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN PURCHASE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOANS FROM THE LOAN SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE LOANS. 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 LOAN PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Portfolio Strats

(Data as of 6/30/2020)

Relationship / Loan Number	UPB	Origination Date	Maturity Date	Current Rate	Rate Type	Property Type	Property Sub-Type	Prop City	Prop State
OFC - 1A	\$250,051.90	6/20/2016	6/20/2021	4.5%	Fixed	Office	Office Building	Jackson	MS
OFC - 1B	\$53,359.32	6/20/2016	6/20/2021	4.5%	Fixed	Office	Office Building	Jackson	MS
OFC - 2	\$213,797.32	6/24/2008	7/1/2038	8.6%	Floating	Office	Office Condo	Miami	FL
OFC - 3	\$505,582.38	1/25/2008	5/1/2050	7.9%	Fixed	Office	Office Condo	Tampa	FL
RET - 1A	\$1,381,336.67	6/30/2016	6/30/2027	4.3%	Fixed	Retail	Retail/Warehouse	Memphis	TN
RET - 1B	\$784,322.43	12/12/2012	12/12/2022	3.8%	Fixed	Retail	Grocery Store - OO	Memphis	TN
RET - 2	\$3,540,330.82	8/18/2009	12/25/2024	5.3%	Fixed	Retail	Retail	Clarkston	GA
OFC - 4A	\$88,107.52	7/27/2006	9/21/2031	5.3%	Fixed	Office	Office	Pharr	TX
OFC - 4B	\$15,268.10	10/21/2011	9/21/2031	0.0%	Fixed	Office	Office	Pharr	TX
CH - 1	\$287,745.89	8/25/2006	10/25/2021	6.3%	Floating	Church	Church	Philadelphia	PA
RET - 3	\$1,161,389.05	7/22/2019	7/31/2024	6.0%	Fixed	Retail	Commercial-Bank Branch	Andalusia	AL
Grand Total	\$8,281,291.40	6/22/2012	11/22/2026	5.3%					