

SALE ANNOUNCEMENT

**\$4.0MM SUB-PERFORMING COMMERCIAL
MORTGAGE LOAN SALE**

MULTIFAMILY (SPECIAL-USE)

ATLANTA, GA (MSA)

INDICATIVE BID DATE: THURSDAY, OCTOBER 22, 2020

FINAL BID DATE: TUESDAY, NOVEMBER 10, 2020



Sale:	\$4.0MM Sub-Performing Commercial Mortgage Loan Sale
Collateral:	Multifamily (Special-Use)
Location:	Atlanta, GA (MSA)
Performance:	Sub-Performing

Overview Summary

This Sale Announcement presents the sale of a \$4.0MM sub-performing commercial mortgage loan secured by a special-use multifamily asset in Riverdale, GA (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 sub-performing loan with an unpaid principal balance of \$4.0MM (the “Loan”). The Loan is secured by a first-lien mortgage on a special-use multifamily property located in Riverdale, GA (the “Property”).

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.

Loan Sale Timeline

The potential transaction contemplated herein has been scheduled as follows:

Event	Date
Sale Announcement Distributed	Monday, October 5, 2020
Initial Data Distribution	Tuesday, October 6, 2020
Indicative Bid Date	Thursday, October 22, 2020
Best & Final Bid Date	Tuesday, November 10, 2020
Winning Bidder Selected	Thursday, November 12, 2020
10% Non-Refundable Deposit Due	Friday, November 13, 2020
Closing Date	Friday, November 20, 2020

Sale Highlights

The Loan Sale offers Prospective Bidders the opportunity to acquire a sub-performing commercial mortgage loan secured by a special-use multifamily asset located in Riverdale, GA.

- The interest-only Loan carries an attractive 12.00% coupon and matures in November 2020.
- The Loan is current, however there is a history of delinquency. Additionally, a four-month payment deferral was granted for the February through May payments, with the unpaid accrued interest due at maturity.
- The Property is a 23-building special-use multifamily property that contains a total GBA of 66,240 square feet. 22 of the buildings are rented by transitional housing or treatment and recovery providers. The 23rd building is utilized by the borrower.
- Situated on a 7.84-acre site, the two-story buildings were constructed in 1998, and most recently renovated in 2018.
- As of August 2020, the Property was 100% occupied, but some tenants were receiving short-term rent deferrals.
- The Property is in the southern portion of the Atlanta MSA, approximately 2 miles from Hartsfield-Jackson Atlanta International Airport.
- With a March 2020 appraised value of \$6,900,000, the loan carries an LTV below 60%.

LOAN SUMMARY	
Loan Status	Sub-Performing
Original Balance	\$4,000,000
Original Balance PSF	\$60.39
Current Principal Balance	\$3,983,667
Current Principal Balance PSF	\$60.14
Origination Date	11/16/2018
Maturity Date	11/16/2020
Current Rate	12.000%
Default Rate	+5.000%
Rate Type	Fixed
Payment Type	Interest Only
IO Term (Months)	24
Amortization Term (Months)	N/A
Accrual Basis	Act/360

COLLATERAL SUMMARY	
Property Type	Multifamily (Special-Use)
City, County, State	Riverdale, Clayton County, GA
Units	23
NRA SF	66,240
Stories	2
# of Buildings	23
Site Size (Acres)	7.84
Year Built / Renovated	1998 / 2018
Appraisal Value As-Is	\$6,900,000
Appraisal Value As-Is PSF	\$104.17
Appraisal Date	Mar-20
Zoning	RM - Multifamily Residential District
Occupancy	100.0%
Occupancy Date	Aug-20

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. Included in the Due Diligence Materials will be an Offering Memorandum for the Loan (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 Loan. 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).

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, 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 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

MISSION CAPITAL ADVISORS, LLC

Daniel O'Donnell

Managing Director

dodonnell@missioncap.com

214-912-6567

Adam Grant

Director

agrant@missioncap.com

310-622-5697

Cameron Coker

Associate

ccoker@missioncap.com

347-630-0293

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 LOAN 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 LOAN. 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 SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

NEW YORK

41 Madison Avenue
35th Floor
New York, NY 10010
Tel: 212-925-6692
Fax: 646-607-8132

CALIFORNIA

530 Wilshire Blvd
Suite 201
Santa Monica, CA 90401
Tel: 323-986-6602
Fax: 646-607-8132

FLORIDA

4741 Military Trail
Suite 202
Jupiter, FL 33458
Tel: 561-622-7022
Fax: 561-622-9959