

# SALE ANNOUNCEMENT

## \$21.5 MILLION NON-PERFORMING LOAN SALE

<b>Sale:</b>	\$21,484,471 Non-Performing Loan Sale
<b>Collateral:</b>	Mixed-Use (Office / Industrial)
<b>Location:</b>	Greater Hartford Area
<b>Performance:</b>	Maturity Default (Cash Sweep)

### OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**” or “**Loan Sale Advisor**”) is pleased to announce the sale (the “**Loan Sale**”) of a \$21,484,471 non-performing Loan (the “**Loan,**” or “**Asset**”) secured by a mixed-use office / industrial property (the “**Property**”) located in the Greater Hartford area.

### SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a non-performing Loan secured by a mixed-use Property located in the Greater Hartford area. The Asset is being offered on a sealed bid basis.

On behalf of the Seller, Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan 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 the Final Bid round to complete due diligence and submit non-contingent bids for the Asset.

Event	Date
Sale Announcement Distributed	Wednesday, November 2, 2022
Due Diligence Materials Available	Thursday, November 3, 2022
Indicative Bid Date	Tuesday, November 22, 2022
Final Bid Date	Tuesday, December 13, 2022
Winning Bidder Selected	Wednesday, December 14, 2022
10% Non-Refundable Deposit Due	Thursday, December 15, 2022
Closing Date (on or before)	Tuesday, December 27, 2022

### HIGHLIGHTS & SALE SUMMARY

The Loan Sale offers Prospective Bidders the opportunity to acquire a non-performing Loan secured by a first lien deed of trust on a ~580,000 square foot industrial / office Asset situated on over 75 acres of land in the Greater Hartford Area.

- The Loan was originated on October 28, 2016 in the amount of \$32,000,000. The Loan was modified several times and matured on April 30, 2022.
- The Loan is subject to a full cash sweep. \$190,088 in interest is past due.
- The Asset is 40.8% occupied by six unique tenants. Despite the low occupancy, the Property generated an August YTD NOI of over \$1.2 million.
- The Loan basis is modest at \$35.48/sf, which lies well below replacement cost.
- The Loan is subject to a floating rate of LIBOR + 3.75%. The default rate is 5.00% over the base rate.
- The Property contains a market leading amenity package, including a full-service cafeteria, 18 loading docks, a 200-seat conference center, and a fully redundant uninterrupted power supply system.
- The Collateral contains over 75 acres of Land, which can be utilized for future development.

Loan Summary	
Loan Status	Maturity Default
Original Balance	\$32,000,000
Original Balance PSF	\$52.85
Current Principal Balance	\$21,484,471
Current Principal Balance PSF	\$35.48
Origination Date	10/28/2016
Maturity Date	4/30/2022
Current Rate	L + 375bps
Default Rate	Base Rate + 500bps
Payment Type	Cash Sweep
Past Due Interest	\$190,088

Collateral Summary	
Property Type	Industrial / Office
Location	Greater Hartford Area
Square Feet (GBA   NRA)	605,502   588,555
Site Size (Acres)	78.69
Year Built	1980
Appraisal Value As-Is	\$25,000,000
Appraisal Value As-Is PSF	\$41.28/sf
Appraisal Value As-Stabilized	\$44,900,000
Appraisal Value As-Stabilized PSF	\$74.15/sf
Appraisal Date	April 2022
Occupancy Rate (Aug-22)	41.6%
August 2022 YTD NOI	\$1,222,740

## LOAN SALE PROCESS

Bidders are subject to qualification by Mission Capital and/or Seller (qualification process will be initiated by Mission Capital as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission Capital and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission Capital, has prepared an array of 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](http://market.missioncap.com). Included in the Due Diligence Materials will be an information memorandum for the Asset prepared by Mission Capital, comprehensive bidding instructions, and the Seller’s required form of loan sale agreement (the “**Loan Sale Agreement**”).

Additional Due Diligence Materials will be provided to Prospective Bidders via Mission Capital’s online due diligence site. Such additional Due Diligence Materials may include detailed loan documents, pay histories, and financial statements, in both computer file and imaged formats.

Mission Capital is initially soliciting indicative bids for the Asset. 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 Capital, in conjunction with the Seller, will select Final Bidders to complete due diligence before submitting non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of a pre-negotiated Loan Sale Agreement accompanied by a 10% non-refundable wire funds deposit).

Please sign or return an executed Confidentiality Agreement to [assetsales@missioncap.com](mailto:assetsales@missioncap.com). **PLEASE NOTE THAT SIGNATURES OF UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN TOP PRIORITY, WHILE MODIFIED CONFIDENTIALITY AGREEMENTS ARE PROCESSED AT THE END OF EACH BUSINESS DAY. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO ACCEPT OR REJECT COMMENTS TO THE CONFIDENTIALITY AGREEMENT.**

**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 Deposit in accordance with the Loan Sale Agreement.**

## LOAN SALE AGREEMENT

The Seller will make its required form of Loan Sale Agreement available to Prospective Bidders. Comments to the Loan Sale Agreement are discouraged and in any event, must be submitted and approved, in Seller’s sole and absolute discretion, prior to the Final Bid Date. **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.**

All inquiries should be directed through Mission Capital. Neither the Seller, any borrower, borrower affiliates or guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

## TRANSACTION TEAM CONTACT INFORMATION

**Daniel O'Donnell***Managing Director*[dodonnell@missioncap.com](mailto:dodonnell@missioncap.com)

Direct: 469 333 8004

Cell: 214 912 6567

**Alex Draganiuk***Managing Director*[adraganiuk@missioncap.com](mailto:adraganiuk@missioncap.com)

Direct: 212 941 2276

Cell: 917 302 2706

**David Tobin***Senior Managing Director*[dtobin@missioncap.com](mailto:dtobin@missioncap.com)

Direct: 212 941 2268

Cell: 917 653 8209

**Spencer Kirsch***Director*[skirsch@missioncap.com](mailto:skirsch@missioncap.com)

Direct: 212 941 2270

Cell: 516 509 7809

**Austin Parisi, CFA***Associate*[aparisi@missioncap.com](mailto:aparisi@missioncap.com)

Direct: 212 941 2273

Cell: 914 703 2634

**Matt Juster***Associate*[mjuster@missioncap.com](mailto:mjuster@missioncap.com)

Direct: 212 941 2274

Cell: 203 313 3504

**Katie Juarez***Vice President - Operations*[kjuarez@missioncap.com](mailto:kjuarez@missioncap.com)

Cell: 402 450 9482

## ADDITIONAL LOAN SALE CONTACTS

**Joseph Runk***Senior Managing Director*[jrunk@missioncap.com](mailto:jrunk@missioncap.com)

Direct: 561 923 8892

Cell: 561 254 0005

**Pierre Bonan***Director*[pbonan@missioncap.com](mailto:pbonan@missioncap.com)

Direct: 212 537 5959

Cell: 917 622 2832

**Cameron Coker***Vice President*[ccoker@missioncap.com](mailto:ccoker@missioncap.com)

Direct: 347 630 0293

Cell: 919 609 4945

## 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, IN 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 CAPITAL AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ATTORNEYS, 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 SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.