

SALE ANNOUNCEMENT

\$66,195,619 MIXED CRE
LOAN PORTFOLIO SALE

INDICATIVE BID DATE: TUESDAY, SEPTEMBER 14, 2021

FINAL BID DATE: TUESDAY, SEPTEMBER 21, 2021



Marcus & Millichap

Sale:	\$66,195,619 Mixed CRE Loan Portfolio Sale
Collateral:	Hospitality (51.2% of UPB), Retail (27.6%), Mixed-Use (16.1%), Other (5.1%)
Location:	CA (64.5% of UPB), TX (14.6%), WA (8.7%), Other (12.2%)
Performance:	Performing (67.2% of UPB), Non-Performing (32.8%)

Overview Summary

\$66,195,619 Mixed CRE Loan Portfolio Sale (the “Portfolio Sale”) conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an undisclosed Seller (“Seller”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a Portfolio of performing and non-performing CRE Loans (the “Portfolio”, “Loans”, or “Assets”). The Assets are 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 **(i) the entire Portfolio, (ii) individual sub-pools, or (iii) any individual Asset**, pursuant to the Portfolio 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 Assets.

*Investors are strongly encouraged to post indicative bids on the Indicative Bid Date. However, Mission Capital will consider all non-contingent final bids from Prospective bidders.

Highlights & Sale Summary

The Portfolio Sale offers Prospective Bidders the opportunity to acquire performing and/or non-performing loans secured by numerous asset classes across seven (7) states. Additional Portfolio highlights include the following:

- The Portfolio consists of 10 performing Loans and 7 non-performing Loans. As of 9/2/21, three (3) loans are in a COVID-19 deferral period.
- Nine (9) assets within the Portfolio are a part of four (4) loan relationships.
- 51.2% of the Portfolio is secured by Hospitality Assets, 27.6% is secured by Retail, 16.1% is secured by Mixed-Use, 4.5% is secured by Office, and 0.7% is secured by Restaurant.
- The Portfolio has an attractive weighted average coupon of 5.48% (4.33% Performing Loan weighted average coupon).
- The Portfolio is 74 months seasoned on a weighted average basis.
- 15 Assets contain an Unconditional Guarantee from the Loan Sponsor.
- Detailed Portfolio Stratifications can be found in Exhibit A (pages 5-6).

Collateral Type	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Hospitality	9	\$33,873,129	51.2%	\$3,763,681	\$36,042,000	6/5/2016	4/15/2023	5.69%
Retail	5	\$18,287,941	27.6%	\$3,657,588	\$25,461,000	6/24/2015	4/2/2022	5.95%
Mixed-Use	1	\$10,649,968	16.1%	\$10,649,968	\$13,479,000	12/28/2012	12/20/2022	4.25%
Office	1	\$2,946,958	4.5%	\$2,946,958	\$3,400,000	2/12/2015	2/10/2022	4.00%
Restaurant	1	\$437,622	0.7%	\$437,622	\$555,000	12/28/2007	5/1/2022	9.25%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Sale Process

Prospective Bidders are subject to qualification by Mission Capital and/or the Seller (qualification process will be initiated by Mission Capital as deemed necessary). Access to the Due Diligence Materials will be provided to 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 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 www.missioncap.com/transactions. Included in the Due Diligence Materials will be a data tape for the Assets (the “Data Tape”) prepared by Mission Capital, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Loan Purchase Agreement for Sale and Purchase of the Assets (the “Loan Purchase Agreement”).

Mission Capital 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 Capital, 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 Prospective Bidders via Mission Capital’s online due diligence site, MissionMarket. Such information may include detailed loan documents, pay histories, 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 OF UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN TOP PRIORITY WHILE MODIFIED CONFIDENTIALITY AGREEMENTS 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 Final Bid Date on Tuesday, September 21, 2021. 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.

Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Sale Timeline	
Event	Date
Sale Announcement Distributed	Thursday, September 2, 2021
Initial Data Distribution	Friday, September 3, 2021
Indicative Bid Date	Tuesday, September 14, 2021
Best & Final Bid Date	Tuesday, September 21, 2021
Winning Bidder Selected	Wednesday, September 22, 2021
10% Non-Refundable Deposit Due	Thursday, September 23, 2021
Closing Date	Tuesday, September 28, 2021

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 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, 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.

Transaction Team Contact Information

MISSION CAPITAL ADVISORS, LLC

David Tobin
Senior Managing Director
(D) 212 941 2268
(C) 917 653 8209
dtobin@missioncap.com

Alex Draganiuk
Managing Director
(D) 212 941 2276
(C) 917 302 2706
adraganiuk@missioncap.com

Spencer Kirsch
Vice President
(D) 212 941 2270
(C) 516 509 7809
skirsch@missioncap.com

Cameron Coker
Vice President
(D) 347 630 0293
(C) 919 609 4945
ccoker@missioncap.com

Austin Parisi
Associate
(D) 212 941 2273
(C) 914 703 2634
aparisi@missioncap.com

MARCUS & MILLICHAP HOSPITALITY TEAM

Andy Kern
Executive Director
(D) 301 529 4321
Andy.kern@marcusmillichap.com

Gordon Allred
Executive Director
(D) 909 456 3420
Gordon.allred@marcusmillichap.com

Chris Gomes
Executive Director
(D) 972 755 5302
Chris.gomes@marcusmillichap.com

Jerry Swon
Director
(D) 212 430 5219
Jerry.swon@marcusmillichap.com

NEW YORK
260 Madison Avenue
5th Floor
New York, NY 10016
Tel: 212-925-6692

DALLAS
3131 Turtle Creek Blvd
Suite 1200
Dallas, TX 75219
Tel: 972-755-5200

CALIFORNIA
12100 West Olympic Blvd
Suite 350
Los Angeles, CA 90064
Tel: 310-909-5500

FLORIDA
4741 Military Trail
Suite 202
Jupiter, FL 33139
Tel: 561-622-7022

Asset Type	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
CRE Loan	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Loan Performance	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Performing	10	\$44,497,213	67.2%	\$4,449,721	\$53,828,000	3/5/2016	8/6/2023	4.33%
Non-Performing	7	\$21,698,406	32.8%	\$3,099,772	\$25,109,000	2/8/2014	6/12/2021	7.85%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Collateral Type	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Hospitality	9	\$33,873,129	51.2%	\$3,763,681	\$36,042,000	6/5/2016	4/15/2023	5.69%
Retail	5	\$18,287,941	27.6%	\$3,657,588	\$25,461,000	6/24/2015	4/2/2022	5.95%
Mixed-Use	1	\$10,649,968	16.1%	\$10,649,968	\$13,479,000	12/28/2012	12/20/2022	4.25%
Office	1	\$2,946,958	4.5%	\$2,946,958	\$3,400,000	2/12/2015	2/10/2022	4.00%
Restaurant	1	\$437,622	0.7%	\$437,622	\$555,000	12/28/2007	5/1/2022	9.25%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Rate Type	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Variable	11	\$43,311,611	65.4%	\$3,937,419	\$54,444,000	7/12/2014	6/26/2022	5.07%
Fixed	6	\$22,884,008	34.6%	\$3,814,001	\$24,493,000	5/3/2017	8/29/2023	6.26%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Guarantor Flag	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Y	15	\$61,267,157	92.6%	\$4,084,477	\$74,237,000	6/11/2015	10/19/2022	5.59%
N	2	\$4,928,462	7.4%	\$2,464,231	\$4,700,000	3/5/2016	1/8/2024	4.11%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Collateral State	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
CA	8	\$42,721,809	64.5%	\$5,340,226	\$52,287,000	3/18/2016	8/16/2023	4.76%
TX	2	\$9,655,080	14.6%	\$4,827,540	\$10,200,000	6/29/2015	11/8/2021	7.58%
WA	3	\$5,761,756	8.7%	\$1,920,585	\$7,300,000	6/17/2010	10/2/2019	7.89%
IL	1	\$2,946,958	4.5%	\$2,946,958	\$3,400,000	2/12/2015	2/10/2022	4.00%
DC	1	\$2,595,687	3.9%	\$2,595,687	\$2,800,000	6/9/2017	6/9/2022	4.75%
NY	1	\$1,397,468	2.1%	\$1,397,468	\$1,600,000	5/11/2016	5/11/2026	3.75%
NJ	1	\$1,116,860	1.7%	\$1,116,860	\$1,350,000	9/14/2009	10/31/2018	10.00%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

COVID Relief Deferral Active Flag	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Deferral Ended	12	\$47,155,253	71.2%	\$3,929,604	\$52,776,000	6/18/2015	9/15/2022	5.62%
Active	3	\$11,046,994	16.7%	\$3,682,331	\$17,011,000	4/2/2016	3/19/2023	3.57%
Not Applicable	2	\$7,993,371	12.1%	\$3,996,686	\$9,150,000	9/2/2014	7/14/2023	7.31%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%

Property Lien Position	Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
1	16	\$61,141,619	92.4%	\$3,821,351	\$73,883,000	3/4/2015	12/28/2022	5.71%
2	1	\$5,054,000	7.6%	\$5,054,000	\$5,054,000	6/13/2019	9/11/2021	2.75%
Grand Total	17	\$66,195,619	100.0%	\$3,893,860	\$78,937,000	7/1/2015	11/21/2022	5.48%