

SALE ANNOUNCEMENT

\$4.64 MILLION CRE LOAN SALE

COLLATERAL TYPE:	One Multifamily Property and One Mixed-Use Property
LOCATION:	Brooklyn, New York
PERFORMANCE:	Non-Performing (100% of UPB)

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 an approximately \$4.64 million commercial real estate loan asset (the “**Loan**”).

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of the Loan, which is secured by commercial real estate located in Brooklyn, New York.

SALE STRUCTURE

Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan. Mission Capital and the Seller, in the sole and absolute discretion of the Seller, will then invite final bidder(s) (the “**Final Bidder(s)**”) to complete due diligence and submit non-contingent final bid(s) on the final bid date (the “**Final Bid Date**”) pursuant to the timeline set forth herein.

LOAN SUMMARY	
Loan Status	Non-Performing
Original Balance	\$4,800,000
Original Balance PSF	\$431
Principal Balance	\$4,640,689
Principal Balance PSF	\$417
Origination Date	1/13/2020
Original Maturity Date	2/1/2025
Rate Type	Fixed
Interest Rate	3.65%
Monthly P&I Payment	\$21,958
Paid Through Date	2/1/2021
COLLATERAL SUMMARY	
Property Type	One Mixed-Use and One Multifamily
City, State	Brooklyn, NY
GBA SF	11,138
NRSF	10,538
# of Buildings	2
Year Built	1931
Unit Mix	12 Residential/2 Retail
Physical Occupancy	100%
Occupancy Date	April-2022
Percent of Tenants Paying	85.71%

HIGHLIGHTS & SALE SUMMARY

Highlights of the Loan and its collateral are as follows:

- The Loan is secured by one multifamily property and one mixed-use property (the “**Properties**”) located in the Bushwick and Prospect Lefferts Gardens neighborhoods.
- Both neighborhoods are highly desirable for multifamily housing, and are in close proximity to Manhattan via mass transit or car.
- In total, the Properties have 12 residential units (comprised of 8,700 SF) and 2 retail units (comprised of 1,838 SF).
- Ten of the twelve residential units are free market.
- While both buildings are 100% physically occupied, as of April 2022, 85.71% of tenants are current on rent.
- The Loan status is non-performing, which **may allow a winning bidder the opportunity to enhance returns through value-add servicing strategies.**
- The Properties are classified as **Tax Class 2A/2B**, which limits increases on real estate taxes to no more than 8% per year.
- The occupancy of the Properties demonstrates the elevated demand for multifamily housing in the New York metropolitan area, post-pandemic. There is a **clear path to value increases by addressing the two delinquent tenants.**

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 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 <https://market.missioncap.com/>. Included in the Due Diligence Materials will be 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**”).

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 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 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 a pre-negotiated Loan Purchase Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit (the “**Earnest Money Deposit**”).

RESERVATION OF RIGHTS

The Seller, in its sole and absolute discretion, reserves the right to, at any time and without obligation to any Prospective Bidder:

- a) Alter, amend, or supplement the terms and conditions of the Loan Sale or transaction materials.
- b) Withdraw the Loan from the Loan Sale prior to awarding

the Loan.

- c) Withdraw the Loan after the awarding the Loan, but prior to closing.
- d) Extend any deadline or timeframe.
- e) Accept any bid in accordance with the bidding rules, whether or not it is the highest bid, waive any technical defects therein, and/or reject any and all bids.
- f) Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- g) Not award the Loan and reject any or all bids.

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 Purchase Agreement.

AGREEMENTS

The Seller will make its required form of Loan Purchase Agreement available to Prospective Bidders. Comments to the Loan Purchase 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 is selling the Loan on an as-is, where-is basis with limited representations and warranties only as explicitly stated in the Loan Purchase Agreement. No other representations or warranties, either expressed or implied, shall apply.**

Please e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com or 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. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO ACCEPT OR REJECT COMMENTS TO THE CONFIDENTIALITY AGREEMENT.**

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.

TIMELINE

The schedule for the Loan Sale is as follows:

Event	Date
Sale Announcement Distributed	Thursday, August 25, 2022
Due Diligence Materials Available	Friday, August 26, 2022
Indicative Bid Date	Wednesday, September 14, 2022
Final Bid Date	Tuesday, October 4, 2022
Winning Bidder Selected	Wednesday, October 5, 2022
10% Non-Refundable Deposit Date	Thursday, October 6, 2022
Closing Date (On or Before)	Thursday, October 20, 2022

The Seller may revise this timeline or cancel this Loan Sale in its sole and absolute discretion.

TRANSACTION TEAM

David Tobin

Senior Managing Director

dtobin@missioncap.com

Direct: 212 941 2268

Cell: 917 653 8209

Pierre Bonan

Director

pbonan@missioncap.com

Direct: 212 537 5959

Cell: 917 622 2832

Alex Draganiuk

Managing Director

adraganiuk@missioncap.com

Direct: 212 941 2276

Cell: 917 302 2706

Spencer Kirsch

Director

skirsch@missioncap.com

Direct: 212 941 2270

Cell: 516 509 7809

Austin Parisi

Associate

aparisi@missioncap.com

Direct: 212 941 2273

Cell: 914 703 2634

Matt Juster

Associate

mjuster@missioncap.com

Direct: 212 941 2274

Cell: 203 313 3504

Matt Fotis

Senior Managing Director

matthew.fotis@marcusmillichap.com

Direct: 212 430 5234

ADDITIONAL LOAN SALE CONTACTS

Joseph Runk

Senior Managing Director

jrunk@missioncap.com

Direct: 561 923 8892

Cell: 561 254 0005

Daniel O'Donnell

Managing Director

dodonnell@missioncap.com

Direct: 469 333 8004

Cell: 214 912 6567

Cameron Coker

Vice President

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 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 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.