

# SALE ANNOUNCEMENT

## \$12.64 MILLION NON-PERFORMING HOTEL LOAN SALE

<b>COLLATERAL TYPE:</b>	Hotel (202-Key Holiday Inn)
<b>LOCATION:</b>	Matteson, Illinois
<b>PERFORMANCE:</b>	Non-Performing

### OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**” or “**Loan Sale Advisor**”), in conjunction with Ten-X, is pleased to announce the sale (the “**Loan Sale**”) of an approximately \$12.64 million hospitality loan (the “**Loan**” or “**Asset**”).

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of the Loan, which is secured by a 202-key Holiday Inn located in Matteson, Illinois.

### SALE STRUCTURE

Mission Capital is soliciting bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan, via the Ten-X platform. The Ten-X auction begins on December 12, 2022, and ends on December 14, 2022.

The link to the deal on Ten-X is as follows: <https://www.ten-x.com/listing/500-holiday-plaza-dr-matteson-il-60443/1000016956/>

Loan Summary	
Original Balance	\$13,000,000
Current Balance	\$12,644,474
Total Outstanding Balance	\$22,067,026
Origination Date	7/20/2018
Maturity Date	8/6/2028
Interest Rate	5.99% (Fixed)
Recourse	Carve-Out Guaranty

Collateral Summary	
Property Type	Hotel - Flagged
Keys	202
GBA SF	338,055
Stories	5
Site Size (Acres)	4.08
Year Built/Renovated	1984/2012

### HIGHLIGHTS & SALE SUMMARY

Highlights of the Loan and its collateral are as follows:

- The Loan is secured by a senior lien on the 202-key, 5-story Holiday Inn in Matteson, Illinois (the “Property, or “Hotel”). The Hotel is situated in the Chicago South Submarket and is a 30-minute drive to Downtown Chicago.
- The Hotel was built in 1984, though the Sponsor completed ~\$9MM (\$44,554/key) of capital improvements between November 2011 and September 2012.
- Bar Louie currently operates in the Hotel and spans across two floors.
- There is 10,776 square feet of meeting space from which ownership receives lease income for individual events/reservations.
- In order to keep the Holiday Inn flag, the Property will need a full, H4 design PIP, which would require gutting rooms, renovating common areas, the ballroom, and conference rooms.
- The Special Servicer has obtained a foreclosure summary judgement, making for a quick foreclosure timeline.
- The Loan Sale offers prospective investors the opportunity to complete the foreclosure and either keep the current branding via a PIP, pursue alternative branding, or a potential alternative use. The Special Servicer has recently obtained a PIP scope from multiple franchisors, including from IHG to continue operating under the Holiday Inn flag.

## LOAN SALE PROCESS

The Loan Sale will be held via an online auction, which will be conducted on Ten-X in accordance with the Participation Terms (<https://www.ten-x.com/company/legal/participation-terms/>).

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by Ten-X.

Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement (the "PSA").

Prospective bidders will be required to register with Ten-X to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for the Asset. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The Seller can accept or reject any bid. All bidders agree to execute the non-negotiable PSA, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal.

For further information about how to bid, investors can visit Ten-X's website (<https://www.ten-x.com/company/commercial/help/registering-to-bid/>).

## 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 PSA is signed and delivered by Seller and Seller has received the Earnest Money Deposit in accordance with and as defined in the PSA.**

## AGREEMENTS

The Seller is selling the Loan on an as-is, where-is basis with limited representations and warranties only as explicitly stated in the PSA. 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.

## TIMELINE

The schedule for the Loan Sale is as follows:

Event	Date
Auction Start Date	Monday, December 12, 2022
Auction End Date	Wednesday, December 14, 2022

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

## TRANSACTION TEAM

**Spencer Kirsch**

*Director*

[skirsch@missioncap.com](mailto:skirsch@missioncap.com)

Direct: 212 941 2270

Cell: 516 509 7809

**Pierre Bonan**

*Director*

[pbonan@missioncap.com](mailto:pbonan@missioncap.com)

Direct: 212 537 5959

Cell: 917 622 2832

**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

**Austin Parisi, CFA**

*Associate*

[aparisi@missioncap.com](mailto:aparisi@missioncap.com)

Direct: 212 941 2273

Cell: 914 703 2634

**Ebrahim Valliani**

*First Vice President - Investments*

[ebrahim.valliani@marcusmillichap.com](mailto:ebrahim.valliani@marcusmillichap.com)

Direct: 630 570 2177

## ADDITIONAL LOAN SALE CONTACTS

**Darlene Johnson**

*Ten-X Asset Manager*

[djohnson1@ten-x.com](mailto:djohnson1@ten-x.com)

Direct: 512 439 3543

**Daniel O'Donnell**

*Managing Director*

[dodonnell@missioncap.com](mailto:dodonnell@missioncap.com)

Direct: 469 333 8004

Cell: 214 912 6567

**Matthew Juster**

*Associate*

[mjuster@missioncap.com](mailto:mjuster@missioncap.com)

Direct: 212 941 2274

Cell: 203 313 3504

## 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, 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 PURCHASE AND SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.