

SALE ANNOUNCEMENT

\$5.6 MILLION CRE LOAN PORTFOLIO SALE

LOCATIONS:	Connecticut (88.5% of UPB), New York (8.2%), Rhode Island (3.4%)
PERFORMANCE:	Performing (58.5% of UPB), Non-Performing (27.46%), Sub-Performing (14.00%)
COLLATERAL TYPES:	Office (58.5% of UPB), Residential/Equestrian (27.5%), Religious Facility (8.2%), Other (5.9%)

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 of a \$5.6 million commercial loan portfolio (the “Loans” or the “Portfolio”). Mission Capital is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of (i) the entire Portfolio, or (ii) individual asset(s), pursuant to the Asset Sale timeline attached hereto.

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of the Loan Portfolio, which consists of six (6) commercial loans.

SALE STRUCTURE

Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan Portfolio. 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 below.

Event	Date
Sale Announcement Distributed	Wednesday, May 17, 2023
Due Diligence Materials Available	Wednesday, May 17, 2023
Indicative Bid Date	Tuesday, May 30, 2023
Legal Cutoff Date	Friday, June 9, 2023
Final Bid Date	Tuesday, June 13, 2023
10% Non-Refundable Deposit Due	Thursday, June 15, 2023
Closing Date (on or before)	Monday, June 19, 2023

HIGHLIGHTS & SALE SUMMARY

- The Portfolio is comprised of six loans across five borrower relationships totaling \$5,647,639 in UPB. The Portfolio contains mixed performance and mixed collateral types.
- Loans in the Portfolio have a weighted average coupon of 4.22% and a weighted average default rate of 8.47%.
- 58.5% of the Portfolio is secured by an Office property, 27.5% is secured by Residential/Equestrian (cross collateralized loans), and 8.2% of the Portfolio is secured by a Religious Facility.
- The weighted average maturity date is in December 2033.
- 88.5% of the Portfolio is secured by collateral in Connecticut, 8.2% in New York and 3.4% in Rhode Island.
- Two Loans, or 27.46% of the UPB, are more than 90 days past due. These are cross-collateralized SBA loans.
- Five of the six loans have accrued interest and/or outstanding fees.

Collateral Type	Loans	Unpaid Principal		% of UPB	Original Balance	WAC	WA Appraised LTV	WA Origination Date	WA Maturity
		Balance							
Office	1	\$3,306,146	58.54%	\$3,937,500	4.07%	62.97%	2/28/2017	2/28/2027	
Residential (House/Two Stables/Guest House/Land)*	1	\$1,500,900	26.58%	\$1,509,300	4.25%	78.99%	8/13/2021	8/13/2046	
Religious Facility	1	\$460,163	8.15%	\$520,000	4.59%	65.74%	9/12/2019	9/12/2039	
Mixed-Use (Multifamily/Retail)	1	\$191,301	3.39%	\$240,000	4.94%	63.77%	1/27/2017	1/27/2037	
Retail	1	\$139,129	2.46%	\$184,000	3.46%	47.76%	8/17/2016	2/17/2037	
Equestrian (Horses & Equipment)*	1	\$50,000	0.89%	\$50,000	9.00%	N/A	8/26/2021	8/26/2031	
Total	6	\$5,647,639	100.00%	\$6,440,800	4.22%	66.90%	7/29/2018	12/21/2033	

*These loans are cross collateralized

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 (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. Included in the Due Diligence Materials will be comprehensive bidding instructions, pay histories, financial statements, 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, in both computer file and imaged formats.

Mission Capital is initially soliciting indicative bids for the Loan Portfolio. 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 of funds as a purchase deposit (the “Earnest Money Deposit”).

Please e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES OF AS-IS CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED AS 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 prior to the Final Bid Date. 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 Portfolio 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(s), borrower affiliate(s), sponsor(s) or guarantor(s) are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

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DISCLAIMER

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET FROM THE LOAN PORTFOLIO SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET. 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 SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Portfolio Stratifications

Collateral Type	Loans	Unpaid Principal Balance	% of UPB	Original Balance	WAC	WA Appraised LTV	WA Origination Date	WA Maturity
Office	1	\$3,306,146	58.54%	\$3,937,500	4.07%	62.97%	2/28/2017	2/28/2027
Residential (House/Two Stables/Gues	1	\$1,500,900	26.58%	\$1,509,300	4.25%	78.99%	8/13/2021	8/13/2046
Religious Facility	1	\$460,163	8.15%	\$520,000	4.59%	65.74%	9/12/2019	9/12/2039
Mixed-Use (Multifamily/Retail)	1	\$191,301	3.39%	\$240,000	4.94%	63.77%	1/27/2017	1/27/2037
Retail	1	\$139,129	2.46%	\$184,000	3.46%	47.76%	8/17/2016	2/17/2037
Equestrian (Horses & Equipment)	1	\$50,000	0.89%	\$50,000	9.00%	N/A	8/26/2021	8/26/2031
Total	6	\$5,647,639	100.00%	\$6,440,800	4.22%	66.90%	7/29/2018	12/21/2033

Rate Type	Loans	Unpaid Principal Balance	% of UPB	Original Balance	WAC	WA Appraised LTV	WA Origination Date	WA Maturity
Floating	2	\$3,356,146	59.43%	\$3,987,500	4.14%	63.93%	3/24/2017	3/24/2027
Fixed with Reset	4	\$2,291,493	40.57%	\$2,453,300	4.33%	71.80%	7/19/2020	11/8/2043
Total	6	\$5,647,639	100.00%	\$6,440,800	4.22%	66.90%	7/29/2018	12/21/2033

Loan Status	Loans	Unpaid Principal Balance	% of UPB	Original Balance	WAC	WA Appraised LTV	WA Origination Date	WA Maturity
Performing	1	\$3,306,146	58.54%	\$3,937,500	4.07%	62.97%	2/28/2017	2/28/2027
Non-Performing	2	\$1,550,900	27.46%	\$1,559,300	4.40%	81.63%	8/13/2021	2/17/2046
Sub-Performing	3	\$790,593	14.00%	\$944,000	4.48%	61.22%	7/9/2018	8/11/2038
Total	6	\$5,647,639	100.00%	\$6,440,800	4.22%	66.90%	7/29/2018	12/21/2033

Collateral State	Loans	Unpaid Principal Balance	% of UPB	Original Balance	WAC	WA Appraised LTV	WA Origination Date	WA Maturity
CT	4	\$4,996,175	88.46%	\$5,680,800	4.16%	67.14%	7/12/2018	4/29/2033
NY	1	\$460,163	8.15%	\$520,000	4.59%	65.74%	9/12/2019	9/12/2039
RI	1	\$191,301	3.39%	\$240,000	4.94%	63.77%	1/27/2017	1/27/2037
Total	6	\$5,647,639	100.00%	\$6,440,800	4.22%	66.90%	7/29/2018	12/21/2033