

SALE ANNOUNCEMENT

\$5.7 MILLION NON-PERFORMING LOAN POOL SALE

Sale:	\$2,703,000 and \$3,000,000 Non-Performing Loans (Two-Pack)
Collateral:	Multifamily
Location:	Brooklyn, New York (Williamsburg & Carroll Gardens)
Loan Performance:	Non-Performing (Maturity Default)

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 two non-performing commercial loans totaling \$5,703,000 (the “**Loans**,” or “**Assets**”) secured by multifamily properties in Brooklyn, NY (collectively, the “**Properties**” or “**Collateral**”). The Loans are to unrelated guarantors (“**Guarantors**”).

SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of two (unrelated) non-performing Loans secured by multifamily properties in Brooklyn, New York. **The Loans are being offered on an individual loan and/or pool basis via a sealed bid process.**

On behalf of the Seller, Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loans pursuant to the Asset Sale timeline below.

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 on the Loans.

Event	Date
Sale Announcement Distributed	Wednesday, July 12, 2023
Due Diligence Materials Available	Thursday, July 13, 2023
Indicative Bid Date	Wednesday, August 2, 2023
Final Bid Date	Thursday, August 24, 2023
Winning Bidder Selected	Friday, August 25, 2023
Executed Contract/Deposit Due	Tuesday, August 29, 2023
Closing Date (On or Before)	Wednesday, September 6, 2023

HIGHLIGHTS & SALE SUMMARY

The Loan Sale offers Prospective Bidders the opportunity to acquire two non-performing Loans totaling \$5,703,000 in Unpaid Principal Balance. The Loans are secured by two multifamily properties in the Williamsburg and Carroll Gardens neighborhoods in Brooklyn, New York.

Loan Sale highlights are as follows:

- Both loans were originated just prior to the onset of COVID-19. The Loan sponsors defaulted on their obligations shortly after origination. The Loans matured in 2021.
- The Lender has made significant progress on the foreclosure proceedings on the Loans.
- The Loans are full recourse to the Loan Sponsors. The Guarantors are unrelated.
- The Sponsors are current on the real estate taxes on both Properties.
- One Loan is secured by a 3,400-square foot townhouse located on a tree-lined street in Carroll Gardens. The other Loan is secured by a 6,875-square foot, 2008-vintage Multifamily property in East Williamsburg.

Loan Summaries		
	Loan 1	Loan 2
Loan Status	Maturity Default	Maturity Default
Origination Date	2/12/2020	2/13/2020
Maturity Date	3/1/2021	9/1/2021
Interest Paid to Date	11/1/2020	7/1/2020
Original Loan Amount	\$3,003,000	\$3,000,000
Unpaid Principal Balance	\$2,703,000	\$3,000,000
Loan PSF	\$795	\$436
Current Rate	9.99%	7.25%
Guaranty Type	Full Recourse	Full Recourse

Collateral Summaries		
	Loan 1	Loan 2
Location	Carroll Gardens	Williamsburg
GBA (SF)	3,400	6,875
Stories	3	4
Units	3	7
Year Built	1899	2008
Site Size (SF)	2,000	2,499
Appraised Value: As-Is	\$4,089,000	\$5,000,000
Appraised Value \$PSF	\$1,203	\$727
Appraisal Date	1/29/2020	2/5/2020

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. Included in the Due Diligence Materials will be an information memorandum for the Assets, pay histories, financials, and comprehensive bidding instructions.

Additional Due Diligence Materials will be provided to Prospective Bidders via Mission Capital’s online due diligence site. Such additional Due Diligence Materials will include detailed loan documents, and the Seller’s required form of loan sale agreement (the “**Loan Sale Agreement**”).

Mission Capital is initially soliciting indicative bids for the Loans. 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 e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com. **INVESTORS SHOULD NOTE THAT E-SIGNATURES OF UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN TOP PRIORITY, WHILE REVISED 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 Hard 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 the Loans 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.

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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.