

OFFERING MEMORANDUM

NNN Industrial Sale

Sale:	Sale of Six (6) NNN Industrial Properties
Property Type:	Industrial (Five Manufacturing, One Warehouse/Distribution)
Locations:	Illinois, Indiana, North Carolina, South Carolina, Tennessee
Occupancy:	100%

Overview

NNN Industrial Sale (the “Property Sale” or “Asset Sale”) conducted By Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an Unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of six industrial properties located in Illinois, Indiana, North Carolina, South Carolina, and Tennessee (the “Properties”, “Assets”, or “Portfolio”). The Assets are being offered on a sealed bid basis.

On behalf of the Seller, Mission is soliciting non-contingent bids from prospective bidders (the “Prospective Bidders”) for the purchase of **(a) either Asset individually, (b) any combination of Assets, or (c) the entire Portfolio** pursuant to the Asset Sale timeline attached hereto.

Highlights & Loan Summary

The Asset Sale offers Prospective Bidders an opportunity to acquire industrial properties located in IL, IN, NC, SC, and TN.

- Properties are 100% occupied by individual tenants. The Properties were transferred as a sale-leaseback with a major international manufacturer. Today the buildings are occupied by three companies, two of which are credit tenants.
- The buildings were constructed/expanded between the 1960s and 1990s with the tenants in-place since construction.
- In total, the Assets consist of a combined 1,277,280 SF of industrial space situated on a combined 194 acres.
- The sale must be completed according to the timeline attached hereto; investors will be required to finalize the Asset Sale Agreement prior to the bid date.


Property #1 – Champaign, IL

City, State	Champaign, IL
Property Type	Industrial
Gross SF	170,000
Site Size (Acres)	30
Year Built	1996
Occupancy	100%
Occupancy As of	December 2015
Zoning	IBP – Interstate Business Park


Property #2 – Columbus, IN

City, State	Columbus, IN
Property Type	Industrial
Gross SF	233,200
Site Size (Acres)	20.70
Year Built	1961
Occupancy	100%
Occupancy As of	December 2015
Zoning	I2 – Medium Industrial District


Property #3 – Kings Mountain, NC

City, State	Kings Mountain, NC
Property Type	Industrial
Gross SF	237,000
Site Size (Acres)	23.58
Year Built	1981
Occupancy	100%
Occupancy As of	December 2015
Zoning	HI – Heavy Industrial


Property #4 – Weaverville, NC

City, State	Weaverville, NC
Property Type	Industrial
Gross SF	160,120
Site Size (Acres)	23.84
Year Built/Renovated	1979/1995
Occupancy	100%
Occupancy As of	December 2015
Zoning	I-1, Industrial


Property #5 – Greenville, SC

City, State	Greenville, SC
Property Type	Industrial
Gross SF	255,560
Site Size (Acres)	20.40
Year Built/Renovated	1977/1992/2000
Occupancy	100%
Occupancy As of	December 2015
Zoning	I-1, Industrial


Property #6 – Rogersville, TN

City, State	Rogersville, TN
Property Type	Industrial
Gross SF	221,400
Site Size (Acres)	73.35
Year Built/Renovated	1970/1982/1991
Occupancy	100%
Occupancy As of	December 2015
Zoning	Industrial

Asset Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have 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 an Asset Summary for the Assets (the “Asset Summary”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of Asset (the “Asset Sale Agreement”).

Mission is soliciting non-contingent bids for the Assets. Prospective Bidders are encouraged to complete due diligence before submitting **non-contingent offers on the Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Asset Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

Additional information will be provided to Bidders via Mission’s online due diligence site. Such information may include detailed property documents, environmental reports, 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 WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

All inquiries should be directed through Mission Capital. Neither the Seller nor Seller affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Asset Sale Agreement

The Seller will make its required form of Asset Sale Agreement available for review to Bidders. Pursuant to the Asset Sale Agreement, the Seller is selling its Asset subject only to those representations and warranties explicitly stated in the Asset Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.

Timeline

The transaction contemplated herein has been scheduled as follows:

Asset Sale Timeline	
Event	Date
Offering Memorandum Distributed	Wednesday, January 27, 2016
Initial Data Distribution	Wednesday, January 27, 2016
Property Tours	TBD Week of February 8, 2016
Bid Date	Wednesday, February 17, 2016
Winning Bidder Selected	Thursday, February 18, 2016
10% Non-Refundable Deposit Due	Friday, February 19, 2016
Closing Date	TBD

Disclaimer

THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE ASSET SALE, AT ANY TIME. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION 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 ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Transaction Contacts

Asset Sale Discussions

Michael Britvan
mbritvan@missioncap.com

Adam Grant
agrant@missioncap.com

Data Requests

Balin Michael
bmichael@missioncap.com

Showing Brokers



Coldwell Banker Commercial
IL RE License Number: 481011903

Coldwell Banker Commercial
IN RE License Number: RC50800206

Mission Capital will act as the Showing Broker for the properties in North Carolina and South Carolina.

MAIN STREET REAL ESTATE

Main Street Real Estate
TN License Number: 02577396

Additional Contacts

Wm. David Tobin
dtobin@missioncap.com

Will Sledge
wsledge@missioncap.com

Jordan Ray
jray@missioncap.com

Kyle Kaminski
kkaminski@missioncap.com

Joseph A. Runk
jrunk@missioncap.com

Chad Coluccio
ccoluccio@missioncap.com

Tom Hall
thall@missioncap.com

Don Pavlov
dpavlov@missioncap.com

Stephen Emery
semery@missioncap.com

Jason Cohen
jcohen@missioncap.com

Howard Freedman
hfreedman@missioncap.com