

SALE ANNOUNCEMENT

REO SALE – 9.3 ACRE COMMERCIAL LOT

Sale Type:	REO Sale
Property Type:	Land Zoned for Commercial Use
Location:	San Antonio, Texas

OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**” or “**Asset Sale Advisor**”), is pleased to announce the sale (the “**REO Sale**” or “**Asset Sale**”) of 9.3 acres of commercial land in San Antonio, Texas (“**Property**”, “**Land**”, or “**Site**”). Mission Capital has been retained as the exclusive Sale Advisor to the Seller for the sale of the Property.

SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of the Property. On behalf of the Seller, Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Property pursuant to the Sale Timeline attached hereto.

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 final bids.

Event	Date
Sale Announcement Distributed	Wednesday, May 1, 2024
Due Diligence Materials Available	Thursday, May 2, 2024
Indicative Bid Date	Tuesday, May 21, 2024
Final Bid Date Bid Date	Thursday, June 6, 2024
Winning Bidder Selected	Friday, June 7, 2024
Executed Contract/10% Deposit Due	Monday, June 10, 2024
Closing Date (On or Before)	Friday, June 28, 2024

HIGHLIGHTS & SALE SUMMARY

The REO Sale offers Prospective Bidders the opportunity to acquire 9.3 acres of land in San Antonio, Texas. Sale highlights include the following:

- The 9.316-acre plot of Land is located approximately nine miles southwest of Downtown San Antonio. The site wraps around the northwest corner of Yarrow Blvd and Cascade Pkwy with a carveout for an out parcel on the hard corner, which is not part of the Property.
- There is currently no physical address associated with the Land. The Site is irregularly shaped and is generally level in topography. The Land is not located in a designated flood plain.
- The Property is easily accessible via Interstate 35, which runs directly south of the Property.
- The Site is zoned C-3, which can accommodate a variety of different uses. Examples of permitted uses include a bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, hotel, dry cleaning or laundry plant, indoor flea market, and home improvement center.

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 sale announcement email or by visiting market.missioncap.com. Included in the Due Diligence Materials will be an Information Memorandum for the Property, 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 the Seller’s required form of sale agreement (the “**Sale Agreement**”).

Mission Capital is initially soliciting indicative bids for the Property. 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 Sale Agreement accompanied by a 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 Purchase Agreement is signed and delivered by Seller and Seller has received the Hard Earnest Money Deposit in accordance with the Sale Agreement.

SALE AGREEMENT

The Seller will make its required form of Sale Agreement available to Prospective Bidders. Comments to the 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 Property subject only to those representations and warranties explicitly stated in the Sale Agreement. No other representations or warranties, either expressed or implied, shall apply.**

All inquiries should be directed through Mission Capital. Neither the Seller, or affiliates are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

TRANSACTION TEAM CONTACT INFORMATION

Daniel O'Donnell*Managing Director*dodonnell@missioncap.com

Cell: 214 912 6567

Alex Draganiuk*Managing Director*adraganiuk@missioncap.com

Direct: 212 941 2276

Cell: 917 302 2706

James Stewart, CCIM*Senior Associate*james.stewart@marcusmillichap.com

Direct: 210 343 7821

License: TX: 531005

David Tobin*Senior Managing Director*dtobin@missioncap.com

Direct: 212 941 2268

Cell: 917 653 8209

Spencer Kirsch*Director*skirsch@missioncap.com

Direct: 212 941 2270

Cell: 516 509 7809

Austin Parisi, CFA*Vice President*aparisi@missioncap.com

Direct: 212 941 2273

Cell: 914 703 2634

Benjamin Gialenios*Associate*bgialenios@missioncap.com

Cell: 704 787 3354

Katie Juarez*Vice President - Operations*kjuarez@missioncap.com

Cell: 402 450 9482

ADDITIONAL SALE CONTACTS

Joseph Runk*Senior Managing Director*jrunk@missioncap.com

Direct: 561 923 8892

Cell: 561 254 0005

Pierre Bonan*Managing Director*pbonan@missioncap.com

Direct: 212 537 5959

Cell: 917 622 2832

DISCLAIMER

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSET(S), AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSET(S). 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 PROPERTY. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.