

# SALE ANNOUNCEMENT

## \$75 MILLION NON-PERFORMING MULTIFAMILY LOAN SALE (DEED-IN-LIEU)

<b>Sale:</b>	\$75 Million Non-Performing Multifamily Loan Sale (Deed-In-Lieu)
<b>Collateral Type:</b>	160-Unit, Class-A Multifamily
<b>Location:</b>	San Francisco, CA
<b>Loan Status:</b>	Non-Performing (Deed-In-Lieu)

### OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**”), in conjunction with Institutional Property Advisors (“**IPA**”), (collectively as “**Sale Advisor**”) are pleased to announce the sale (the “**Loan Sale**”) of a 160-unit, Class-A non-performing multifamily loan (the “**Loan**”) with an agreed-upon deed-in-lieu. The property is located in the Hayes Valley neighborhood of San Francisco, CA (the “**Property**” or “**Collateral**”).

### SALE STRUCTURE

Mission Capital and IPA have been retained as the exclusive Loan Sale Advisor for the sale of a \$75 million non-performing multifamily loan with a deed-in-lieu. On behalf of the Seller, Mission Capital and IPA are soliciting offers from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan pursuant to the general sale timeline below. **Exact dates shall be determined farther along into the marketing period and are subject to Seller & Sale Advisor discretion.**

The Loan and Property documents, offering memorandum, and additional information will be located in a RCM data room. The link to access the Confidentiality Agreement for execution and subsequent access to the RCM data room is present in Mission Capital and IPA’s sale announcement/teaser emails.

General Sale Timeline*	
Event	Date
Sale Announcement Distributed	October 15th, 2024
RCM Data Room Opens	~1 Week
Marketing Period / Call For Offers	~3-4 Weeks
Call For Best & Final Offers	~1 Week
Winning Bidder Selected	~1-5 Days
Buyer Due Diligence Period	To Be Determined
Closing Period	To Be Determined

\*Timeline is subject to change at Seller/Advisor’s discretion. Timeline updates will be provided via notification emails throughout the sale process.

### HIGHLIGHTS & SALE SUMMARY

The Loan Sale offers Prospective Bidders the opportunity to acquire a non-performing loan (with a deed-in-lieu) secured by a 160-unit, luxury multifamily property in the heart of San Francisco.

- A deed-in-lieu has been agreed to by the Borrower and will be ready for execution subsequent to the Loan Sale (effectively a “deed in a box”), making for a swift transfer of property title to the Loan purchaser.
- The Property was completed in 2019 and features luxurious interior finishes and a favorable set of community amenities highlighted by a rooftop terrace with views of the San Francisco skyline. The Property offers a variety of studio, one, and two-bedroom floor plans, as well as 3,658 SF of ground floor retail space. The Property NRA is ~122,874 SF and it sits on ~0.59 acres.
- The Property is situated at the intersection of the Hayes Valley, Mission, Upper Market, and SoMa neighborhoods, providing its residents with prime access to San Francisco’s most popular cultural, retail, and entertainment centers. The Property is within walking distance of an abundance of vibrant restaurants, bars, and performing arts venues and boasts a Walk Score of 99, Transit Score of 100 and Bike Score of 97.
- The Property’s unit mix is shown in the table on the following page.

Unit Type	No. of Units	Approx. Square Feet
Studio	13 Units	479 SF
Studio - BMR	2 Units	484 SF
1 Bed 1 Bath	66 Units	634 SF
1 Bed 1 Bath - BMR	9 Units	634 SF
2 Bed 2 Bath	62 Units	984 SF
2 Bed 2 Bath - BMR	8 Units	896 SF
<b>Unit Totals/Weighted Averages</b>	<b>160 Units</b>	<b>768 SF</b>

## ASSET SALE PROCESS

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

The Seller, in conjunction with Mission Capital and IPA, has prepared an array of due diligence materials (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 via Mission Capital and/or IPA’s transaction offering emails. Included in the Due Diligence Materials will be the Loan information/documents, Property information/documents, and an offering memorandum for the Asset.

Mission Capital and IPA are soliciting a call-for-offers for the Loan, followed by a best & final offer round (if deemed appropriate) shortly thereafter. Once offers are received, Mission Capital and IPA shall conduct a buyer interview process and select a buyer to run due diligence and subsequently close. The due diligence and closing period shall be determined via discussions between the Seller, Advisor, and Buyer.

## 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 Sale prior to making an award.
- c) Withdraw the Asset after 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.

## AGREEMENTS

Please e-sign the Confidentiality Agreement provided in the RCM portal, per the RCM link included in Mission Capital and IPA’s sale announcement/teaser emails.

The Seller/Sale Advisor will make the 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. **The Seller will be selling the Loan subject only to those representations and warranties explicitly stated in the Sale or Loan Purchase Agreement.**

**No other representations or warranties, either expressed or implied, shall apply. No obligation to sell shall be binding on Seller unless and until a Sale Agreement is signed and delivered by Seller.**

All inquiries should be directed through Mission Capital and/or IPA. 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.

## TRANSACTION TEAM CONTACT INFORMATION

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## DISCLAIMER

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