

SALE ANNOUNCEMENT

\$37.3 MILLION MIXED PERFORMANCE CRE LOAN POOL SALE

Sale:	\$23,520,000 Maturity Defaulted Loan & \$13,770,645 Performing Loan
Collateral Type:	Land & Parking Garage (63.1% of UPB), Suburban Office (36.9%)
Location:	Philadelphia, PA & Atlantic City, NJ (63.1% of UPB), Fishkill, NY (36.9%)
Loan Performance:	Maturity Default (63.1% of UPB), Performing (36.9%)

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 (the “**Loan Sale**”) of two (2) loans totaling \$37,290,645 in Unpaid Principal Balance (the “**Loans**” or “**Portfolio**”) collateralized by land & parking garages in Philadelphia, PA and Atlantic City, NJ as well as a Class-A office in Fishkill, NY (the “**Properties**” or “**Collateral**”)

SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of two Loans. 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 Sale timeline below.

Bidders are invited to submit bids on the Portfolio in its entirety or individual Loans on the Indicative Bid Date.

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 Final Bid Date.

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Tuesday, October 29, 2024
Initial Data Distribution	Wednesday, October 30, 2024
Indicative Bid Date	Wednesday, November 20, 2024
Best & Final Bid Date	Wednesday, December 11, 2024
Winning Bidder(s) Selected	Thursday, December 12, 2024
Executed Contract/Deposit Due	Friday, December 13, 2024
Closing Date (On or Before)	Tuesday, December 17, 2024

HIGHLIGHTS & SALE SUMMARY

Highlights of the sale are as follows:

Loan 1 – \$23,520,000 Maturity Defaulted Note

- The first note is primarily collateralized by a parking garage situated on a ~1.4-acre parcel of Land in Downtown Philadelphia, PA. The parking garage is leased to a credit tenant on a short-term lease. The Property is a finalist to be awarded a government contract which would facilitate a large-scale redevelopment of the lot.
- In October 2023, three additional lots in Atlantic City, NJ totaling ~10 acres were added as Collateral. The appraised value of all four parcels is \$44.1 million.
- The Loan matured in July 2024 and is in default. The default rate is 15.00%

Loan 2 – \$13,770,645 Performing Office Loan

- The second Loan is secured by the fee simple interest in a 118,000 square foot office Property located in Fishkill, New York.
- The Property has experienced recent leasing activity and will be ~87% occupied upon the completion of the tenant improvements.
- The Property generated a NOI of \$1.55mm in 2023, which resulted in a debt yield of 11.3% and a DSCR of 1.54x. The Loan holds a 5.02% interest rate and matures in July 2027.

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 (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 market.missioncap.com. Included in the Due Diligence Materials will be a data tape for the Assets (the “**Data Tape**”), comprehensive bidding instructions, the terms of sale, 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. Additional Due Diligence Materials may include detailed loan documents, information memoranda for the Assets, pay histories and financial statements, where available.

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 (the “**Earnest Money Deposit**”).

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 any or all the Assets from the Loan Sale prior to awarding any portion of the Portfolio.
- c) Withdraw Assets after awarding any portion of the Portfolio, 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 all or any portion of the Portfolio and reject any or all bids.

AGREEMENTS

Please e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com or kjuarez@missioncap.com. **INVESTORS SHOULD NOTE THAT E-SIGNATURES AND/OR UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN 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.**

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. 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.

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.

TRANSACTION TEAM CONTACT INFORMATION

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

Direct: 212 941 2268

Cell: 917 653 8209

Alex Draganiuk*Managing Director*adraganiuk@missioncap.com

Direct: 212 941 2276

Cell: 917 302 2706

Spencer Kirsch*Managing Director*skirsch@missioncap.com

Direct: 212 941 2270

Cell: 516 509 7809

Austin Parisi, CFA*Director*aparisi@missioncap.com

Direct: 212 941 2273

Cell: 914 703 2634

Ben Gialenios*Associate Director*bgialenios@missioncap.com

Cell: 704 787 3354

Katie Juarez*Operations*kjuarez@missioncap.com

Cell: 402 450 9482

ADDITIONAL LOAN 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

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

Cell: 214 912 6567

James Gosse*Managing Director*jgosse@missioncap.com

Cell: 770 298 5029

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 SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.