

# SALE ANNOUNCEMENT

## 299 PROPERTY PORTFOLIO | SFR, 2-4 FAMILY, & COMMERCIAL PROPERTIES

<b>Sale:</b>	299 Property Portfolio Sale
<b>Property Type:</b>	239 Single Family Homes, 27 Vacant Lots, 21 Two - Four Family Homes, 12 Commercial Properties
<b>Location:</b>	Pennsylvania (78.38%), Florida (12.88%), Texas (5.76%), New Jersey (2.65%), California (0.33%)
<b>Occupancy Status:</b>	Rented (50.85%), Vacant (49.15%)

### OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**” or “**Sale Advisor**”) is pleased to announce the sale (the “**Sale**”) of two hundred and ninety-nine (299) single family, 2-4 family, and commercial properties located in Pennsylvania, Florida, Texas, New Jersey, and California (collectively, the “**Properties**” or “**Assets**”).

### SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of 299 Properties. On behalf of the Seller, Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Properties pursuant to the Sale timeline below.

**The Properties are being offered in four (4) Pools and Prospective Bidders are invited to submit bids on the Portfolio in its entirety, one or more Pools, groups of Properties, or individual Properties 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.

Sale Timeline	
Event	Date
Sale Announcement Distributed	Wednesday, November 13, 2024
Initial Data Distribution	Thursday, November 14, 2024
Indicative Bid Date	Wednesday, December 11, 2024
Best & Final Bid Date	Tuesday, January 14, 2025
Winning Bidder(s) Selected	Wednesday, January 15, 2025
Executed Contract/Deposit Due	Thursday, January 16, 2025
Closing Date (On or Before)	Friday, January 31, 2025

### HIGHLIGHTS & SALE SUMMARY

The Sale offers Prospective Bidders the opportunity to acquire a critical mass of single family, 2 – 4 family, and commercial properties. Highlights of the sale and pooling are as follows:

- **Pool 1 – PA & NJ – Occupied 1 – 4 Family**
  - Pool 1 contains 123 Properties in Pennsylvania and 7 Properties in New Jersey. All of the Assets within the pool are occupied 1 – 4 Family Properties.
- **Pool 2 – PA & NJ – Vacant 1-4 Family & Land**
  - Pool 2 consists of 106 vacant Properties predominately located in Pennsylvania. Included in the pool are 27 vacant lots. 60 Properties within the pool are currently undergoing renovations.
- **Pool 3 – FL & TX – Occupied 1 – 4 Families**
  - Pool 3 contains nine occupied 1 – 4 Families located in Florida and ten occupied 1 – 4 Families in Texas.
- **Pool 4 – FL, TX, & CA – Vacant SFRs**
  - Pool 4 is comprised of 32 SFRs across three states. 27 Properties are in Florida, four are in Texas, and a single Property is located in California.
- **Pool 5 – Commercial Properties**
  - Pool 5 is comprised of 12 commercial properties across Pennsylvania, Texas, and Florida, featuring a mix of retail, mixed-use, and industrial assets.

## 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](http://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 sale agreement (the “**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 information memoranda for the Assets and financial statements, where available.

Mission Capital is initially soliciting indicative bids for the Properties. 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 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 Sale or transaction materials.
- b) Withdraw any or all the Assets from the 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](mailto:assetsales@missioncap.com) or [kjuarez@missioncap.com](mailto: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 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 Properties subject only to those representations and warranties explicitly stated in the 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 Sale Agreement is signed and delivered by Seller and Seller has received the Earnest Money Deposit in accordance with the Sale Agreement.**

All inquiries should be directed through Mission Capital or Marcus & Millichap. Neither the Seller nor Seller affiliates 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 ASSETS FROM THE SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT 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 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 SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.