



SALE ANNOUNCEMENT

\$14.0 MILLION ASSISTED LIVING & MEMORY CARE LOAN SALE

Sale:	\$13,994,444 Performing Assisted Living & Memory Care Loan Sale
Collateral:	96-Unit Assisted Living & Memory Care Facility
Location:	Ocala, Florida
Loan Performance:	Performing (Near Term Maturity)

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 a \$13,994,444 performing loan (the “**Loan**”) collateralized by a 96-unit assisted living and memory care facility located in Ocala, Florida (the “**Property**” or “**Collateral**”).

SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a performing Loan secured by the fee simple interest in an assisted living and memory care facility in Ocala, Florida. The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission Capital is initially soliciting indicative bids from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan pursuant to the Loan Sale timeline attached hereto.

Mission Capital, in conjunction with the Seller and at the Seller's sole and absolute discretion, will then invite multiple final bidders (the “**Final Bidders**”) to the Final Bid round to complete due diligence and submit non-contingent bids.

Event	Date
Sale Announcement Distributed	Tuesday, January 28, 2025
Due Diligence Materials Available	Wednesday, January 29, 2025
Indicative Bid Date	Tuesday, February 18, 2025
Final Bid Date	Wednesday, March 12, 2025
Winning Bidder Selected	Thursday, March 13, 2025
Executed Contract/Deposit Due	Friday, March 14, 2025
Closing Date (On or Before)	Wednesday, March 26, 2025

HIGHLIGHTS & SALE SUMMARY

The Loan Sale offers Prospective Bidders the opportunity to acquire a \$13,994,444 performing Loan collateralized by a 96-unit assisted living and memory care facility in Ocala, Florida. Loan Sale highlights are as follows:

- The Loan was originated in October 2015 with an original balance of \$18,000,000. The Loan initially held a maturity date in October 2020 and was extended numerous times. The current maturity date is February 5, 2025.
- The Borrower is current on its Loan payments. The interest rate floats at 100 basis points over WSJ Prime, and the principal balance amortizes over a 25-year schedule. The default rate is set at 16.00%.
- The Collateral is a 96-unit assisted living and memory care facility licensed for 120 beds. As currently configured, 70 units are allocated for assisted living, and 26 units are used for memory care.
- As of October 2024, ~87.5% of the total units were occupied by at least one patient.
- The Property generated a trailing twelve-month revenue of \$5.6mm and a net operating income of ~\$726k, which results in a 5.2% debt yield on the current unpaid principal balance.

Loan Information	
Status	Performing
Origination Date	10/26/2015
Current UPB	\$13,994,444
Maturity date	2/5/2025
Rate Structure	WSJP + 1.00%
Default Rate	16.00%
Guaranty Type	Payment & Performance

Collateral Summary	
Property Type	Assisted Living & Memory Care
Location	Ocala, Florida
GBA SF	88,032
Land Area (Acres)	~5.00
Year Built	2012
Occupancy (Units)	87.5%
As-Is Appraisal Value (June 2024)	\$15,000,000

LOAN SALE PROCESS

Bidders are subject to qualification by Mission Capital and/or Seller (the 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 that 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. The Due Diligence Materials will include an Information Memorandum for the Loan, Financial Information, 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 detailed Loan documents and the Seller’s required form of sale agreement (the “**Loan Sale Agreement**”).

Mission Capital is initially soliciting indicative bids for the Loan. 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).

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 the Seller unless and until a Loan Purchase Agreement is signed and delivered by the Seller and the Seller has received the Hard Earnest Money Deposit in accordance with the Loan Sale Agreement.

LOAN SALE 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 Loan 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.**

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.

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DISCLAIMER

NO OBLIGATION TO SELL SHALL BE BINDING ON THE SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN PURCHASE AGREEMENT IS SIGNED AND DELIVERED BY THE SELLER. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOAN 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 LOAN. 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 PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.