

SALE ANNOUNCEMENT

199 PROPERTY PORTFOLIO | SFR & DUPLEX PROPERTIES

Sale:	199 Residential Property Portfolio Sale
Property Types:	195 Single Family Homes, 3 Duplexes, 1 Vacant Lot
Locations:	Missouri (57.97%), Virginia (21.27%), Florida (13.76%), Kansas (5.93%), Arizona (1.08%)
Occupancy Status:	Rented (69.48%), Vacant (30.52%)

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 one hundred and ninety-nine (199) single-family and duplex properties located in Missouri, Virginia, Florida, Kansas, and Arizona (collectively, the “**Portfolio**”, “**Properties**” or “**Assets**”).

SALE STRUCTURE

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of 199 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 pooled in two ways (the “Pools”); (i) by selling entity, and (ii) by geography. Prospective Bidders are invited to submit bids on the Portfolio in its entirety, according to one or more Pools, and/or on an individual property basis, 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, binding bids on the Final Bid Date.

Sale Timeline	
Event	Date
Sale Announcement Distributed	Tuesday, February 18, 2025
Initial Data Distribution	Wednesday, February 19, 2025
Indicative Bid Date	Wednesday, March 12, 2025
Best & Final Bid Date	Wednesday, April 9, 2025
Winning Bidder(s) Selected	Thursday, April 10, 2025
Executed Contract/Deposit Due	Monday, April 14, 2025
Closing Date (On or Before)	Tuesday, April 22, 2025

HIGHLIGHTS & SALE SUMMARY

The Sale offers Prospective Bidders the opportunity to acquire a critical mass of residential single-family and duplex properties. Highlights of the Sale are as follows:

- The Portfolio consists of 199 properties across four (4) states, with the majority located in Missouri (specifically Kansas City), Virginia, Florida, Kansas and Arizona. The Properties sit in twelve (12) entities owned by the Seller. The Properties in three (3) of these entities serve as collateral to one, blanket loan across all of the Properties in the respective entity. Any partial release (single property sale/release) within these three entities requires 115% of the allocated loan amount to be paid.
- 138 of the 199 properties (or 70% by provided Property Value) are rented. The weighted average monthly rent of the Portfolio is \$1,379. The weighted average (“WA”) square footage of the homes in the Portfolio is 1,110 sq. ft.
- All properties in the Portfolio have been renovated since the Seller’s purchase. The WA Purchase Date of the Portfolio is 9/11/2018. The Total Rehab Amount Spent across the Portfolio is \$8,634,015, or \$43,387 on average.
- The Seller has provided appraisal values for 163 of the 199 properties. The WA Appraisal Date of these appraisals is 11/3/2023, with 87 properties having appraisals completed in 2024 or 2025.
- Rent rolls, a scope of rehab work completed, and appraisals will be provided in the investor data room.

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 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 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 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.