

SALE ANNOUNCEMENT

48 SINGLE-FAMILY RENTAL PROPERTY PORTFOLIO SALE NEW JERSEY | 96% OCCUPIED | \$687K NOI

Sale:	48 Single-Family Rental ("SFR") Property Portfolio Sale
Property Type:	100% Single-Family Homes
Location:	Pleasantville, NJ (78.38%), Atlantic City, NJ (25%), Ventnor, NJ (8.33%), Other NJ (14.58%)
Occupancy Status:	46 Rented Properties, 2 Vacant Properties

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 forty-eight (48), well-occupied, single-family rental properties located in eight (8) different towns in or around Atlantic County, New Jersey (the "**Properties**", "**Assets**", or the "**Pool**").

SALE STRUCTURE

Mission Capital has been retained as the exclusive Sale Advisor to the Seller for the sale of 48 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 a single Pool and Prospective Bidders are encouraged to submit a bid on the Pool in its entirety. The Seller prefers to sell the entire Pool to a single purchaser.

Mission Capital, in conjunction with the Seller, and at the sole and absolute discretion of the Seller, will then invite either one, or multiple final bidders (the "**Final Bidders**") (depending on the Indicative Bid Results) 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	Thursday, April 17, 2025
Initial Data Distribution	Friday, April 18, 2025
Indicative Bid Date	Wednesday, May 7, 2025
Best & Final Bid Date	Thursday, May 29, 2025
Winning Bidder(s) Selected	Friday, May 30, 2025
Executed Contract	Tuesday, June 3, 2025
Closing Date (On or Before)	Tuesday, June 10, 2025

HIGHLIGHTS & SALE SUMMARY

The Sale offers Prospective Bidders the opportunity to acquire a critical mass of well-occupied, cash flowing, single family rental properties. Highlights of the sale are as follows:

- The Properties are being offered in one pool (the "Pool") and Prospective Bidders are encouraged to submit a bid on the Portfolio in its entirety. The Seller prefers to sell the entire Pool to a single purchaser.
- The Properties are located in Atlantic County, NJ. More specifically, most of the properties are located in Pleasantville and Atlantic City. The majority of the homes have 1-2 bedrooms and 1-2 bathrooms.
- Based on the April 2025 rent roll, 46 of 48 properties in the Pool are rented. Average monthly rents are \$1,591 and total monthly rent is \$76,376, making for total annual rent of \$916,512. Regarding expenses, annual HOA Fees + Property Insurance + Property Taxes total \$229,179.
- Eleven (11) of the Properties have rental increases within their leases, which will make for \$1,042 in additional monthly rent when these increases kick in.
- Only one of the tenants is on a month-to-month lease. All other tenants are on longer term leases. The average lease expiration date in the Pool is 12/27/25.
- The Seller is managing the Properties themselves and is interested in staying on as the property manager. In this scenario, the property management fee would be negotiated.

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 Bidder(s) via Mission Capital’s online due diligence site.

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 Bidder(s) to complete due diligence before submitting non-contingent bids on the Final Bid Date.

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.

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.