



SALE ANNOUNCEMENT

\$6.05 MILLION PERFORMING CVS BRIDGE LOAN SALE

Sale:	\$6,050,000 Performing CVS Bridge Loan Sale
Collateral:	One NNN-Leased 13,192 SF CVS
Location:	Newport News, VA
Loan Performance:	Performing (Current Since Origination)

OVERVIEW

On behalf of an undisclosed seller (the “**Seller**”), Mission Capital Advisors, LLC (“**Mission Capital**” or “**Property Sale Advisor**”), is pleased to announce the sale (the “**Loan Sale**”) of a performing \$6,050,000 bridge loan collateralized by a NNN-leased CVS in Newport News, VA (the “**Property**”).

SALE STRUCTURE

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a performing loan secured by a NNN-leased CVS in Newport News, VA. The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission Capital is initially soliciting offers from prospective bidders (the “**Prospective Bidders**”) for the purchase of the Loan pursuant to the Loan Sale Timeline below.

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 on the Loans.

Event	Date
Sale Announcement Distributed	Monday, September 8, 2025
Initial Data Distribution	Monday, September 8, 2025
Indicative Bid Date	Thursday, September 25, 2025
Best & Final Bid Date	Thursday, October 16, 2025
Winning Bidder(s) Selected	Friday, October 17, 2025
Executed Contract / Deposit Due	Tuesday, October 21, 2025
Closing Date (On or Before)	Wednesday, October 29, 2025

HIGHLIGHTS & SALE SUMMARY

The Loan Sale offers Prospective Bidders the opportunity to acquire a \$6,050,000 performing bridge loan collateralized by a NNN-leased CVS. Sale highlights are as follows:

- The Loan provides consistent interest only payments at a fixed 7.25% rate.
- The Loan was originated on 6/18/2025 with a 22-month term, maturing 5/18/2027.
- CVS is not required to provide store revenues; however, the loan has been fully performing. It is Mission Capital's understanding that the store is profitable and has limited vacancy risk, as CVS's lease ends 10/31/2034, and contains multiple extension options.
- CVS has a NNN long-term rental agreement with monthly payments of \$36,552 or \$33.25 PSF.
- The subject Property is within 3 miles of Newport News and is one of 4 CVS locations in the town.
- The LTV is 75% as the Property was recently purchased for \$8,060,000.

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 relevant 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 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 may be provided to Prospective Bidders via Mission Capital’s online due diligence site. Additional Due Diligence Materials may include detailed Loan documents, information memorandum for the Collateral, pay history 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 Sale or transaction materials.
- b) Withdraw the Property from the Sale prior to awarding any portion of the Property.
- c) Withdraw Property after awarding any portion of the Property, 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 Property 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 that have executed the Confidentiality Agreement. 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 Loan 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 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. 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 SALE AGREEMENT IS SIGNED AND DELIVERED BY THE SELLER. THE SELLER RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY 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 PROPERTY. 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.