

SALE ANNOUNCEMENT

\$7,506,049 NON-PERFORMING LOAN SALE

**MEMORY CARE FACILITY
ST. CHARLES, IL**



Sale:	\$7,506,049 Non-Performing Loan Sale
Collateral:	Memory Care Facility
Location:	St. Charles, IL
Performance:	Non-Performing

Overview Summary

Mission Capital Advisors, LLC ("Mission" or "Loan Sale Advisor") is pleased to present the opportunity to acquire a \$7,506,049 non-performing loan secured by a first lien Mortgage on a memory care facility located in St. Charles, IL (the "Loan Sale" or Asset Sale"). The Loan Sale is being conducted on behalf of an undisclosed Seller ("Seller").

Sale Structure

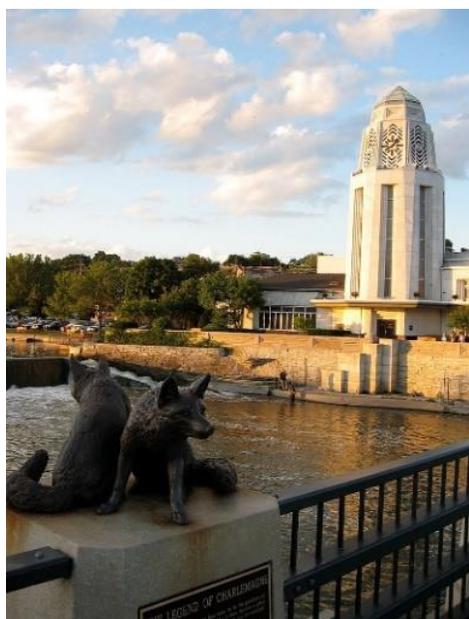
Mission has been retained as the exclusive Loan Sale Advisor to a regional bank for the sale of a non-performing loan with an unpaid principal balance of \$7,506,049 (the "Loan" or "Asset"). The Loan is secured by a first lien Mortgage on a memory care facility located in St. Charles, IL (the "Property" or "Facility"). The Loan is being offered on a sealed bid basis.

On behalf of the Seller, Mission is soliciting bids from prospective bidders (the "Prospective Bidders") for the purchase of the Loan secured by the Property.

Sale Highlights

The Loan Sale offers Prospective Bidders the opportunity to acquire a non-performing Loan secured by a memory care facility located in St. Charles, IL.

- The Facility is improved with 40 units and 46 operational beds.
- As of the rent roll dated September 30, 2019, the facility had 36 residents, resulting in a 78.3% occupancy by bed count.
- The Property has performed well within its market, with an occupancy as high as 94% in November 2018 and a T-12 NOI of approximately \$636,000 as of September 2019.
- The Property is located along a commercial thoroughfare with easy access and high visibility, within three to thirteen miles of several hospitals, and approximately 35 miles from downtown Chicago.



St. Charles, IL

Loan Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Prospective Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (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 an Offering Memorandum for the Asset (the “Offering Memorandum”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Agreement for Sale and Purchase of the Loan (the “Loan Sale Agreement”).

Mission is soliciting bids for the Asset. Prospective Bidders are encouraged to review the Due Diligence Materials and submit bids.

Additional information will be provided to Bidders via Mission’s online due diligence site. Such information may include detailed loan documents, pay histories, environmental reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to nda@missioncap.com

All inquiries should be directed through Mission Capital. Neither the Seller, Borrower, Borrower affiliates or Guarantors are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available for review to Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its 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. No obligation to sell shall be binding on Seller unless and until a written contract of sale or Purchase and Sale Agreement is signed and delivered by Seller.

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Due diligence information can be found in the data room at market.missioncap.com

Disclaimer:

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR PURCHASE AND SALE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE ASSETS FROM THE ASSET 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 AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, 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 APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED ASSET SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

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