

SALE ANNOUNCEMENT

\$3.69mm Church Loan Portfolio Sale North Carolina

INDICATIVE BID DATE: TUESDAY JULY 19, 2022

FINAL BID DATE: THURSDAY AUGUST 4, 2022



Sale: \$3,687,437 Church Loan Portfolio Sale

Collateral: 7 Churches, 2 Office Properties, and 2 Residential Properties

Location: North Carolina

Performance: Performing

Overview Summary

\$3,687,437 Commercial Loan Portfolio Sale (the “Loan Sale”) conducted exclusively by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an undisclosed Seller (“Seller”).

Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of eleven (11) loans with an aggregate unpaid principal balance of \$3,687,437 secured by churches, commercial properties, and residential properties located in North Carolina (the “Loans”, “Portfolio” or “Assets”). The Assets are 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 Loans pursuant to the Asset Sale timeline attached hereto.

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 bid(s) for the Loans.

Highlights & Sale Summary

The Loan Sale offers Prospective Bidders the opportunity to acquire eleven (11) performing Loans secured by various real estate properties located in North Carolina.

Sale Highlights are as follows:

- The Portfolio is comprised of eleven, first lien, performing CRE Loans.
- All eleven loans are current as of the second quarter of 2022.
- Original balance of the loans at origination was \$5,489,482
- The weighted average maturity for the loans is April 8, 2030, and all the loans are seasoned.
- The Borrowers comprise of various churches as well as a few individuals.
- The weighted average coupon for the loans is 6.10%
- Detailed Portfolio Stratifications can be found on page 5.

Portfolio Data	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Loan Portfolio	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%
Grand Total	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%

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 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 a comprehensive array of due diligence data (the “Due Diligence Materials”), which will be made available to 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 www.missioncap.com/transactions. Included in the Due Diligence Materials will be a data tape for the Assets (the “Data Tape”) prepared by Mission Capital, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Loan Purchase Agreement for Sale and Purchase of the Assets (the “Loan Purchase Agreement”).

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

Mission Capital is initially soliciting indicative bids for the Assets. 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 final 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 Purchase Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).

Please e-sign or return an executed Confidentiality Agreement to assetsales@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES OF UNMODIFIED CONFIDENTIALITY AGREEMENTS WILL BE PROCESSED IN TOP PRIORITY, WHILE MODIFIED CONFIDENTIALITY AGREEMENTS ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

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.

Loan Purchase Agreement

The Seller will make its required form of Loan Purchase Agreement available to Bidders. Comments to the Loan Purchase Agreement are due prior to the Final Bid Date. Pursuant to the Loan Purchase Agreement, the Seller is selling its Loans subject only to those representations and warranties explicitly stated in the Loan Purchase 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 Purchase Agreement is signed and delivered by Seller and Seller has received the earnest money in accordance with the Loan Purchase Agreement.

Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Sale Announcement Distributed	Tuesday, June 28, 2022
Initial Data Distribution	Tuesday, June 28, 2022
Indicative Bid Date	Tuesday, July 19, 2022
Best & Final Bid Date	Thursday, August 4, 2022
Winning Bidder Selected	Friday, August 5, 2022
10% Non-Refundable Deposit Due	Wednesday, August 10, 2022
Closing Date (On or Before)	Monday, August 15, 2022

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, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOANS 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 LOANS. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION CAPITAL 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 LOAN PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Transaction Team Contact Information

MISSION CAPITAL ADVISORS, LLC

Cameron Coker

Vice President
ccoker@missioncap.com
Direct: 347 630 0293
Cell: 919 609 4945

David Tobin

Senior Managing Director
dtobin@missioncap.com
Direct: 212 941 2268
Cell: 917 653 8209

Alex Draganiuk

Managing Director
adraganiuk@missioncap.com
Direct: 212 941 2276
Cell: 917 302 2706

Spencer Kirsch

Director
skirsch@missioncap.com
Direct: 212 941 2270
Cell: 516 509 7809

Austin Parisi

Associate
aparisi@missioncap.com
Direct: 212 941 2273
Cell: 914 703 2634

Matt Juster

Associate
mjuster@missioncap.com
Direct: 212 941 2274
Cell: 203 313 3504

NEW YORK
260 Madison Avenue
5th Floor
New York, NY 10016

TEXAS
3131 Turtle Creek Blvd
Suite 1200
Dallas, TX 75219

FLORIDA
555 Heritage Drive
Suite 200
Jupiter, FL 33458

\$3.69mm Church Loan Portfolio Sale



Asset Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Commercial	2	18.2%	\$86,797	2.4%	\$43,398	\$237,000	5/18/2008	5/25/2028	6.92%
Residential	2	18.2%	\$55,616	1.5%	\$27,808	\$265,500	1/31/1999	3/31/2025	6.79%
Church	7	63.6%	\$3,545,024	96.1%	\$506,432	\$4,976,982	11/23/2012	5/24/2030	6.07%
Grand Total	11	100.00%	\$3,687,437	100.0%	\$577,639	\$5,479,482	7/31/2012	4/8/2030	6.10%

Loan Status	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Current	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%
Grand Total	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%

Rate Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
Fixed	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%
Grand Total	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%

Property State	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
North Carolina	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%
Grand Total	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%

Recourse Flag	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon
No Guarantee	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%
Grand Total	11	100.0%	\$3,687,437	100.0%	\$335,222	\$5,479,482	7/31/2012	4/8/2030	6.10%