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FOR IMMEDIATE RELEASE

**Mission Capital Advisors Arranges \$13 Million in Bridge Financing for
1.1 Million-Square-Foot Capital Commerce Center in Sacramento**

SACRAMENTO, Calif. (Dec. 10, 2015) — Mission Capital Advisors, a leading national real estate capital markets solutions firm, today announced that its Debt & Equity Finance Group has arranged a \$13-million floating-rate loan from a private specialty finance lender, secured by Capital Commerce Center, a multi-faceted, 127-acre, primarily industrial property located at 6200 Franklin Boulevard in Sacramento, California.

The Mission Capital team of Gregg Applefield, Alex Draganiuk and Lexington Henn represented affiliates of Hackman Capital Partners, LLC and Rabin Worldwide, Inc., the joint-venture that purchased the property in 2013, in securing the non-recourse financing.

The property was opened in 1947 by global food giant Campbell's Soup, and served as a major food manufacturing plant until Campbell's sale of the property to the sponsor in 2013. With 500,000 square feet of vacant space, as well as additional developable land, the property is attractive to tenants looking for industrial, office or retail space.

"After acquiring the site in 2013, the sponsor has rapidly leased 60 percent of the property to major tenants" said Applefield. "Despite the property's previous specialty use, ownership has made the necessary renovations, outfitting the facilities for modern tenants and effectively repositioning the Capital Commerce Center as a multi-tenant manufacturing and commercial park."

"We received interest from a number of different capital providers who recognized the real estate acumen of Hackman and Rabin, and the significant potential of the property," said Draganiuk.

The property is located near major roadways and mass transit and is proximate to commercial transportation options, including the Port of Sacramento and the Union Pacific railroad.

A leading real estate capital markets solutions firm, Mission Capital Advisors is extremely active in securing debt and equity financing for properties across the country. Recent California transactions include arranging the sale and financing of a 191,000-square-foot office and R&D

portfolio in Pleasanton, securing acquisition financing for a 144-key lifestyle hotel in Berkeley and refinancing a 23-asset portfolio of multifamily, retail, industrial, flex and office properties located in Los Angeles, San Francisco, and Orange County.

About Mission Capital Advisors

Founded in 2002, Mission Capital Advisors, LLC is a leading national, diversified real estate capital markets solutions firm with offices in New York City, Florida, Texas, California and Mobile, Al. The firm delivers value to its clients through an integrated platform of advisory and transaction management services across commercial and residential loan sales; debt, mezzanine and JV equity placement; and loan portfolio valuation. Since its inception, Mission Capital has advised a variety of leading financial institutions and real estate investors on more than \$65 billion of loan sale and financing transactions, as well as in excess of \$14 billion of Fannie Mae and Freddie Mac transactions, positioning the firm strongly to provide unmatched loan portfolio valuation services for both commercial and residential assets. Mission Capital's seasoned team of industry-leading professionals is committed to achieving clients' business objectives while maintaining the highest levels of integrity and trust. For more information, visit www.missioncap.com.