

SALE ANNOUNCEMENT

\$44,312,506 Mixed-Performing Loan Portfolio Sale

COLLATERAL:	Unsecured, CRE, Resi, C&I, and Land
LOCATION:	Nationwide
PERFORMANCE:	Re-Performing, Sub-Performing, and Non-Performing

Overview

\$44,312,506 Loan Portfolio Sale (the “Loan Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Loan Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

Sale Structure

Mission has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a portfolio of loans secured by various real estate and business assets located nationwide as well as unsecured loans (the “Portfolio” or “Loans”). The Loans are being offered on a sealed bid basis.

On behalf of the Seller, Mission is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of **the entire Portfolio** pursuant to the Loan Sale timeline attached hereto.

Mission, 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 complete due diligence and submit non-contingent bids for the Loans.

Highlights & Asset Summary

The Loan Sale offers Prospective Bidders the opportunity to acquire a loan portfolio secured by real estate and business assets located nationwide.

- 42.3% of the Portfolio by balance is secured by CRE, Resi, C&I, and Land. 87.4% of secured loans by balance are first lien.
- The top six loans account for 20.25% of the Portfolio by balance. Four of these loans are secured by real estate assets.
- Collateral securing 58.3% of first lien loans by balance is located in non-judicial foreclosure states.
- Detailed Portfolio stratifications may be found in Exhibit A (pg. 4 - 6).

Delinquency Status	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
0-29 DPD	14	7.7%	\$6,670,110	15.1%	\$476,436	\$10,196,912	3/19/09	6/5/19	5.6%	2.5%	2	100.0%	0.0%
90+ DPD	91	50.0%	\$16,471,706	37.2%	\$181,008	\$30,970,627	9/12/06	12/29/26	8.0%	2.9%	1,284	0.0%	100.0%
Matured	77	42.3%	\$21,170,690	47.8%	\$274,944	\$44,736,978	6/4/07	2/13/13	7.9%	3.0%	2,120	0.0%	100.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Sale Structure

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 www.missioncap.com/transactions. Included in the Due Diligence Materials will be an Offering Memorandum for the Assets (the “Offering Memorandum”) prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller’s required form of Loan Sale Agreement for Sale and Purchase of Assets (the “Loan Sale Agreement”).

Mission is initially soliciting indicative bids for the Assets. Prospective Bidders are encouraged review the Due Diligence Materials and submit indicative bids in accordance with the proposed timeline

After receipt of indicative bids, Mission, 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 pre-negotiated Loan Sale Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).**

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 Mission Capital at nda@missioncap.com. **PLEASE NOTE THAT E-SIGNATURES WILL BE PROCESSED IN TOP PRIORITY WHILE EMAIL SIGNATURES ARE PROCESSED AT THE END OF EACH BUSINESS DAY.**

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 to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its Assets 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 Loan Sale Agreement is signed and delivered by Seller.

Timeline

The transaction contemplated herein has been scheduled as follows:

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Thursday, October 26, 2017
Initial Data Distribution	Friday, October 27, 2017
Indicative Bid Date	Wednesday, November 15, 2017
Acceptance of or Comments to LSA Due	Tuesday, December 05, 2017
Best & Final Bid Date	Wednesday, December 06, 2017
Winning Bidder Selected	Thursday, December 07, 2017
10% Non-Refundable Deposit Due	Friday, December 08, 2017
Closing Date	Friday, December 15, 2017

Mission Capital Contacts

Loan Sale Discussions

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Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN 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 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 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 LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Exhibit A – Portfolio Stratifications

Pool	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Bulk Pool	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

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90+ DPD	91	50.0%	\$16,471,706	37.2%	\$181,008	\$30,970,627	9/12/06	12/29/26	8.0%	2.9%	1,284	0.0%	100.0%
Matured	77	42.3%	\$21,170,690	47.8%	\$274,944	\$44,736,978	6/4/07	2/13/13	7.9%	3.0%	2,120	0.0%	100.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Balance Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
\$0,000 - \$250,000	122	67.0%	\$9,453,533	21.3%	\$77,488	\$23,180,841	4/16/07	12/16/19	8.4%	2.9%	1,522	4.7%	95.3%
\$250,000 - \$500,000	37	20.3%	\$13,259,796	29.9%	\$358,373	\$25,903,677	6/17/08	5/9/21	8.6%	2.7%	1,507	7.2%	92.8%
\$500,000 - \$750,000	9	4.9%	\$5,685,791	12.8%	\$631,755	\$11,417,000	4/15/06	11/21/22	8.1%	5.0%	1,272	0.0%	100.0%
\$750,000 - \$1,000,000	8	4.4%	\$6,939,698	15.7%	\$867,462	\$10,783,000	2/15/06	1/19/16	6.9%	NAP	1,476	24.2%	75.8%
> \$1,000,000	6	3.3%	\$8,973,687	20.3%	\$1,495,614	\$14,620,000	10/2/07	5/3/15	5.4%	2.9%	1,582	40.0%	60.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Payment Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Other	158	86.8%	\$36,034,579	81.3%	\$228,067	\$72,586,638	5/6/07	7/15/18	7.6%	3.1%	1,712	11.8%	88.2%
P&I	19	10.4%	\$7,017,132	15.8%	\$369,323	\$11,442,880	10/5/07	6/7/20	7.3%	3.0%	433	24.4%	75.6%
Principal Only	1	0.5%	\$421,306	1.0%	\$421,306	\$900,000	1/20/09	11/15/18	NAP	NAP	0	100.0%	0.0%
Amortized	2	1.1%	\$367,680	0.8%	\$183,840	\$462,000	2/6/06	11/25/34	4.2%	3.1%	540	75.3%	24.7%
Interest Only	1	0.5%	\$352,089	0.8%	\$352,089	\$400,000	4/7/08	12/10/48	8.3%	NAP	2,367	0.0%	100.0%
Maturity	1	0.5%	\$119,720	0.3%	\$119,720	\$113,000	12/29/06	12/29/11	10.0%	NAP	2,346	0.0%	100.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Vintage	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Pre 2006	63	34.6%	\$14,628,907	33.0%	\$232,205	\$34,560,096	1/26/04	11/19/19	6.8%	3.6%	1,367	18.3%	81.7%
2006	23	12.6%	\$7,883,833	17.8%	\$342,775	\$14,444,551	8/18/06	1/22/16	7.7%	3.3%	2,275	4.6%	95.4%
2007	19	10.4%	\$4,210,225	9.5%	\$221,591	\$8,897,055	6/30/07	1/23/24	7.8%	NAP	1,227	0.0%	100.0%
2008	17	9.3%	\$4,221,533	9.5%	\$248,325	\$6,699,484	7/17/08	1/4/20	7.1%	1.0%	1,817	0.0%	100.0%
2009	19	10.4%	\$4,150,003	9.4%	\$218,421	\$6,695,250	5/5/09	4/29/21	8.1%	2.2%	1,054	29.4%	70.6%
2010	26	14.3%	\$4,736,149	10.7%	\$182,160	\$7,309,373	8/13/10	4/28/17	9.0%	1.7%	1,388	20.0%	80.0%
2011	7	3.8%	\$1,092,594	2.5%	\$156,085	\$1,865,104	4/2/11	9/19/18	8.1%	1.6%	1,539	0.0%	100.0%
2012	5	2.7%	\$1,393,461	3.1%	\$278,692	\$3,310,680	3/30/12	3/7/14	7.8%	3.9%	1,338	0.0%	100.0%
2013	2	1.1%	\$544,869	1.2%	\$272,435	\$622,926	8/2/13	11/5/13	17.0%	2.0%	1,432	0.0%	100.0%
Post 2014	1	0.5%	\$1,450,932	3.3%	\$1,450,932	\$1,500,000	4/26/16	4/10/20	5.0%	NAP	0	100.0%	0.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Exhibit A – Portfolio Stratifications – Cont'd

Modification Flag	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Yes	151	83.0%	\$38,890,270	87.8%	\$257,551	\$76,889,377	12/19/06	9/29/18	7.5%	3.1%	1,544	12.6%	87.4%
No	31	17.0%	\$5,422,236	12.2%	\$174,911	\$9,015,140	9/11/10	6/23/22	8.0%	2.6%	1,103	32.4%	67.6%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

BK Flag	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
No	142	78.0%	\$36,332,811	82.0%	\$255,865	\$72,390,020	9/7/07	5/8/19	7.7%	3.0%	1,562	17.4%	82.6%
Active	8	4.4%	\$4,011,028	9.1%	\$501,379	\$5,969,733	3/22/08	3/28/16	7.1%	5.0%	1,513	0.0%	100.0%
Completed	32	17.6%	\$3,968,666	9.0%	\$124,021	\$7,544,765	3/28/04	9/23/20	6.3%	2.0%	814	8.6%	91.4%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Lien Position	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
First	45	24.7%	\$16,369,261	36.9%	\$363,761	\$24,507,357	2/26/07	2/17/20	6.7%	2.9%	723	32.9%	67.1%
Junior	6	3.3%	\$2,358,448	5.3%	\$393,075	\$3,032,039	10/8/08	7/26/19	7.5%	2.6%	2,086	0.0%	100.0%
Unsecured	131	72.0%	\$25,584,797	57.7%	\$195,304	\$58,365,122	6/21/07	7/27/18	8.2%	3.1%	1,926	5.0%	95.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Primary Collateral Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Unsecured	131	72.0%	\$25,584,797	57.7%	\$195,304	\$58,365,122	6/21/07	7/27/18	8.2%	3.1%	1,926	5.0%	95.0%
CRE	30	16.5%	\$10,392,625	23.5%	\$346,421	\$14,382,948	12/24/05	8/26/22	7.5%	2.8%	893	15.2%	84.8%
Resi	11	6.0%	\$3,123,112	7.0%	\$283,919	\$3,728,973	1/9/09	2/16/15	7.2%	3.9%	1,770	7.1%	92.9%
C&I	9	4.9%	\$3,077,515	6.9%	\$341,946	\$4,692,475	7/27/11	9/24/17	5.7%	1.9%	634	47.1%	52.9%
Land	1	0.5%	\$2,134,457	4.8%	\$2,134,457	\$4,735,000	7/29/05	12/30/17	4.3%	NAP	0	100.0%	0.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%

Primary Collateral State	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate	WA Spread	WA Days PD	Balance Current	Balance 90+ Days PD
Unsecured	131	72.0%	\$25,584,797	57.7%	\$195,304	\$58,365,122	6/21/07	7/27/18	8.2%	3.1%	1,926	5.0%	95.0%
Other	28	15.4%	\$6,534,509	14.7%	\$233,375	\$9,764,296	8/4/05	9/18/19	7.6%	2.7%	858	8.3%	91.7%
MD	6	3.3%	\$5,547,076	12.5%	\$924,513	\$8,655,350	5/25/09	3/6/18	5.6%	5.0%	768	64.6%	35.4%
NJ	4	2.2%	\$2,094,640	4.7%	\$523,660	\$2,008,500	3/14/08	6/12/27	7.7%	3.0%	588	44.0%	56.0%
PA	5	2.7%	\$1,854,054	4.2%	\$370,811	\$2,533,000	4/7/04	3/28/24	6.8%	2.5%	1,890	6.5%	93.5%
NC	5	2.7%	\$1,759,022	4.0%	\$351,804	\$3,054,000	2/17/07	3/26/17	6.1%	NAP	519	12.5%	87.5%
AR	3	1.6%	\$938,409	2.1%	\$312,803	\$1,524,250	4/17/12	2/9/14	7.1%	3.5%	1,328	0.0%	100.0%
Grand Total	182	100.0%	\$44,312,506	100.0%	\$243,475	\$85,904,518	6/4/07	3/15/19	7.6%	2.9%	1,490	15.1%	84.9%