

# SALE ANNOUNCEMENT

## \$55.7MM PERFORMING RESIDENTIAL LOAN SALE

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LOCATION: PRIMARILY TEXAS

JUNE 2019



<b>Loan Type:</b>	Residential Loans – First Lien (99.1%), and Second Lien (0.9%)
<b>Location:</b>	TX (92.1%), DC (3.1%), WY (1.5%), NM (1.3%), NC (1.0%) and Other (1.0%)
<b>Performance:</b>	Performing

## Overview

\$55,733,646 (Approximate Unpaid Principal Balance) Residential Mortgage Loan Sale (the “Asset Sale”) being conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Asset Sale Advisor”) on behalf of an undisclosed seller (the “Seller”).

## Asset Sale Structure

Mission Capital has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of first and second lien performing residential mortgage loans (the “Loans,” “Assets” or collectively, the “Portfolio”). On behalf of the Seller, Mission is initially soliciting bids from prospective bidders (“Prospective Bidders”) for the purchase of the Portfolio pursuant to the Asset Sale timeline attached hereto.

The Seller is offering the loans on a servicing released basis.

## Portfolio Overview

Rate Type	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Fixed Rate	49	\$22,919,068	41.1%	4.032%	\$467,736	\$27,177,425	45	255	757		0%	76.3%	52.5%	27.8%
ARM	61	\$32,814,578	58.9%	4.167%	\$537,944	\$36,603,626	30	329	721	244	100%	74.6%	61.3%	31.4%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Exhibit A contains detailed stratifications for the Portfolio contained in this offering.



## Highlights

The highlights of the Asset Sale are as follows:

- Prospective Bidders are asked to submit their offer on a \$25mm subset of the Portfolio.
- Assets will be sold subject only to those representations and warrants noted in the Mortgage Loan Purchase Agreement (the "Asset Sale Agreement"). Prospective Bidders may present their form of Asset Sale Agreement prior to the Bid Date.

Portfolio highlights include:

- The Portfolio is comprised of 110 loans with a total unpaid principal balance of \$55,733,646.
- The Portfolio features a 4.111% WAC.
- 100% of the Loans are current, with no reported 30 or 60 day delinquencies.
- 58.9% of the Loans are adjustable rate mortgages with a weighted average margin of 244 basis points.
- The sale offers attractive borrower characteristics with a weighted average FICO of 736 and a weighted average debt-to-income ratio of 29.9%.
- The Portfolio has a Current LTV of 57.7% calculated using Case Shiller indexed property value.



## Timeline

The transaction contemplated herein has been scheduled as follows:

Event	Date
Offering Memorandum Distributed	Tuesday, June 25, 2019
Data Room Open	Wednesday, June 26, 2019
Bid Date	Tuesday, July 23, 2019
Winner(s) Selected	Friday, July 26, 2019
Diligence Period	Monday 7/29/2019 - Tuesday 8/27/2019
Collateral Shipped	Wednesday, August 28, 2019
Settlement	Tuesday, October 3, 2019

## Asset Sale Process

The Seller, in conjunction with Mission Capital, has prepared a set of deal materials (the “Deal Materials”) that will be made available to Prospective Bidders executing the Nondisclosure Agreement (“Confidentiality Agreement”), which can be accessed on the offering email or by visiting [market.missioncap.com](https://market.missioncap.com). Included in the Deal Materials will be loan-level data, Asset Sale overview and bidding rules, collateral exception reports and a form of Asset Sale Agreement. Prospective Bidders must execute the Confidentiality Agreement prior to review of the Deal Materials. Prospective Bidders will be provided Deal Materials via Mission Capital’s online due diligence site and be required to designate individuals to whom Deal Materials access should be granted subject to the Confidentiality Agreement.

**PLEASE RETURN EXECUTED CONFIDENTIALITY AGREEMENT (OR PROPOSE CHANGES IN REDLINE FORMAT) TO [NDA@MISSIONCAP.COM](mailto:NDA@MISSIONCAP.COM). Please note that e-signatures will be processed in top priority.**

**All inquiries should be directed through Mission Capital at the contacts contained herein.** Neither the Seller nor borrowers are to be contacted. Bidders are required to strictly adhere to the terms of the Confidentiality Agreement.

## Reservation of Rights

The Seller, at 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 Asset Sale or Deal Materials;
- b) Withdraw any or all the Assets from the Asset Sale prior to awarding the bid;
- c) Withdraw Assets after the awarding of the bid;
- 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 of the Portfolio and reject any or all bids.

No obligation to sell shall be binding on Seller unless and until a written contract of sale or Asset Sale Agreement is signed and delivered by Seller.

## Representations & Warranties

The Seller will be providing industry standard representations and warranties. Pursuant to the Asset Sale Agreement, the Seller is selling the Assets subject only to those warranties and representations explicitly stated in the Asset Sale Agreement.





## Mission Capital Contact Information

### Asset Sale Discussion

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### Disclaimer:

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 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 OR THE INFORMATION IN THE DEAL MATERIALS, INCLUDING BUT NOT LIMITED TO THE EXISTENCE, VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL, IF ANY, AND HAVE NOT INDEPENDENTLY VERIFIED ANY OF SUCH INFORMATION. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

## Portfolio Strats

(Data as of 5/31/2018)

Rate Type	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Fixed Rate	49	\$22,919,068	41.1%	4.032%	\$467,736	\$27,177,425	45	255	757		0%	76.3%	52.5%	27.8%
ARM	61	\$32,814,578	58.9%	4.167%	\$537,944	\$36,603,626	30	329	721	244	100%	74.6%	61.3%	31.4%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

Product Type	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current LTV	DTI	
Consumer RE	97	\$52,638,629	94.4%	4.100%	\$542,666	\$59,994,901	36	299	736	243	57%	75.2%	58.2%	30.3%
Consumer RE Condo	13	\$3,095,017	5.6%	4.314%	\$238,078	\$3,786,150	40	295	737	262	86%	76.6%	49.0%	24.4%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

					Average		Loan	Rem			%		Current	
Balance Range	Count	UPB	% UPB	WAC	Balance	Original Balance	Age	Term	FICO	Margin	ARM	OLTV	LTV	DTI
\$0 - \$150,000	26	\$2,107,092	3.8%	4.196%	\$81,042	\$3,041,054	44	267	751	258	65%	67.6%	41.1%	32.7%
\$150,000 - \$300,000	18	\$3,618,827	6.5%	4.119%	\$201,046	\$4,146,741	45	245	736	263	45%	75.6%	55.4%	33.0%
\$300,000 - \$450,000	20	\$7,251,932	13.0%	4.051%	\$362,597	\$10,277,400	50	259	740	256	50%	71.2%	44.2%	29.2%
\$450,000 - \$600,000	15	\$7,711,397	13.8%	4.283%	\$514,093	\$8,273,670	26	311	735	250	61%	80.8%	65.2%	30.9%
\$600,000 - \$750,000	6	\$4,237,113	7.6%	4.291%	\$706,185	\$4,421,197	26	304	711	250	50%	81.6%	66.0%	30.7%
> \$750,000	25	\$30,807,284	55.3%	4.051%	\$1,232,291	\$33,620,989	35	313	737	237	63%	74.4%	59.3%	29.2%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

Rate	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current LTV	DTI	
<= 3.500%	10	\$5,161,451	9.3%	3.404%	\$516,145	\$5,920,834	38	275	754	239	40%	73.0%	54.3%	20.7%
3.500% - 4.000%	48	\$22,915,706	41.1%	3.931%	\$477,411	\$26,837,905	44	296	744	250	56%	75.3%	53.7%	28.2%
4.000% - 4.500%	39	\$24,355,886	43.7%	4.314%	\$624,510	\$27,446,312	31	306	723	238	64%	76.2%	61.3%	33.2%
4.500% - 5.000%	8	\$1,975,198	3.5%	4.826%	\$246,900	\$2,147,800	22	294	744	267	72%	68.4%	67.1%	30.2%
> 5.000%	5	\$1,325,405	2.4%	5.197%	\$265,081	\$1,428,200	16	309	742	250	80%	76.6%	59.8%	35.4%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

OLTV	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current LTV	DTI	
<= 50%	13	\$3,953,090	7.1%	4.155%	\$304,084	\$4,910,904	32	295	747	231	57%	36.7%	28.6%	33.4%
50% - 60%	9	\$3,074,868	5.5%	3.937%	\$341,652	\$3,600,000	51	262	751	250	33%	57.8%	38.0%	25.8%
60% - 70%	13	\$8,928,222	16.0%	4.089%	\$686,786	\$9,691,855	35	299	734	208	50%	67.5%	57.4%	28.7%
70% - 80%	53	\$28,261,921	50.7%	4.106%	\$533,244	\$33,075,594	36	298	730	251	73%	79.1%	59.7%	29.7%
> 80%	22	\$11,515,544	20.7%	4.175%	\$523,434	\$12,502,698	34	313	743	252	37%	89.8%	68.3%	31.5%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

Current LTV *	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current LTV	DTI	
<= 50%	48	\$15,757,159	28.3%	4.069%	\$328,274	\$21,522,964	52	253	757	244	39%	62.1%	33.9%	29.8%
50% - 60%	18	\$9,793,570	17.6%	3.889%	\$544,087	\$10,853,187	46	306	740	244	43%	79.8%	54.4%	24.5%
60% - 70%	25	\$17,011,673	30.5%	4.124%	\$680,467	\$17,894,235	31	314	722	238	70%	79.1%	65.6%	30.2%
70% - 80%	12	\$8,714,431	15.6%	4.289%	\$726,203	\$8,913,504	17	334	705	250	95%	79.4%	73.5%	34.8%
> 80%	7	\$4,456,812	8.0%	4.354%	\$636,687	\$4,597,161	18	318	760	254	51%	89.0%	88.2%	32.0%
Grand Total	110	\$55,733,646	100.0%	4.111%	\$506,670	\$63,781,051	36	299	736	244	59%	75.3%	57.7%	29.9%

\*Current LTV calculated using Case Shiller indexed property value.

## Portfolio Strats

(Data as of 5/31/2018)

DTI	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
<= 15%	10	\$7,156,431	12.8%	3.791%	\$715,643	\$8,277,004	48	287	758	250	52%	76.4%	51.3%	10.9%
15% - 25%	20	\$7,869,814	14.1%	4.071%	\$393,491	\$9,273,405	46	288	744	263	21%	77.6%	54.3%	22.6%
25% - 35%	36	\$21,779,527	39.1%	4.132%	\$604,987	\$23,989,490	31	314	736	250	65%	74.5%	60.0%	30.2%
35% - 43%	39	\$18,140,988	32.5%	4.228%	\$465,154	\$21,298,341	34	288	723	234	70%	74.6%	58.6%	39.6%
> 43%	5	\$786,885	1.4%	4.164%	\$157,377	\$942,811	28	331	719	247	79%	77.4%	65.6%	45.0%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Remaining Term	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
<= 60	3	\$94,439	0.2%	3.690%	\$31,480	\$298,404	85	35	740		0%	53.1%	10.2%	26.0%
60 - 120	5	\$1,634,143	2.9%	4.077%	\$326,829	\$2,563,950	71	104	749		0%	65.1%	29.8%	22.7%
120 - 330	67	\$31,782,944	57.0%	4.011%	\$474,372	\$36,992,615	46	280	747	247	43%	75.5%	53.1%	28.2%
330 - 340	19	\$11,805,891	21.2%	4.157%	\$621,363	\$13,100,732	24	336	726	252	82%	78.6%	65.0%	33.9%
340 - 350	10	\$8,240,612	14.8%	4.216%	\$824,061	\$8,635,450	16	345	701	227	90%	73.3%	68.3%	30.9%
> 350	6	\$2,175,617	3.9%	4.974%	\$362,603	\$2,189,900	6	354	739	252	94%	70.5%	68.7%	36.4%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Loan Age	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
0 to 12	11	\$5,423,270	9.7%	4.684%	\$493,025	\$5,512,900	9	297	715	251	67%	75.7%	72.5%	31.8%
12 to 21	8	\$5,679,628	10.2%	4.123%	\$709,954	\$6,030,400	15	344	744	250	85%	71.9%	67.0%	30.3%
21 to 33	29	\$15,562,081	27.9%	4.144%	\$536,623	\$17,953,132	25	324	714	239	77%	77.5%	64.5%	33.8%
> 33	62	\$29,068,667	52.2%	3.985%	\$468,849	\$34,284,619	51	277	750	245	43%	74.6%	49.5%	27.4%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Current FICO	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
<= 700	25	\$12,847,409	23.1%	4.213%	\$513,896	\$13,593,641	28	315	658	236	85%	78.2%	67.7%	33.7%
700 - 725	12	\$5,779,253	10.4%	4.137%	\$481,604	\$6,296,500	36	313	711	239	75%	66.7%	52.3%	32.6%
725 - 750	21	\$9,322,355	16.7%	4.142%	\$443,922	\$10,339,621	32	320	740	252	60%	73.3%	54.9%	30.1%
750 - 775	21	\$14,810,995	26.6%	4.069%	\$705,285	\$17,705,010	37	296	764	250	49%	78.9%	59.7%	23.3%
775 - 800	20	\$9,313,446	16.7%	4.065%	\$465,672	\$11,646,875	51	267	782	258	28%	73.4%	48.1%	32.8%
> 800	11	\$3,660,188	6.6%	3.924%	\$332,744	\$4,199,404	38	260	807	238	57%	73.1%	54.5%	31.7%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Vintage	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
Pre-2016	50	\$20,184,186	36.2%	3.949%	\$403,684	\$24,822,419	59	259	755	249	24%	75.9%	46.5%	27.1%
2016	22	\$12,421,379	22.3%	4.081%	\$564,608	\$13,815,000	34	321	718	231	84%	72.3%	56.2%	28.9%
2017	20	\$12,062,794	21.6%	4.153%	\$603,140	\$13,850,332	24	322	728	251	75%	78.5%	66.9%	34.8%
2018	16	\$10,110,244	18.1%	4.339%	\$631,890	\$10,334,800	13	318	729	251	74%	74.3%	70.2%	30.3%
2019	2	\$955,043	1.7%	5.021%	\$477,522	\$958,500	4	356	740	250	100%	69.2%	67.0%	38.5%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Occupancy	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	Current OLV	LTV	DTI
Owner Occupied	80	\$48,157,452	86.4%	4.076%	\$601,968	\$55,313,651	36	301	732	242	59%	75.6%	57.9%	29.8%
Investor	19	\$3,456,170	6.2%	4.378%	\$181,904	\$3,896,350	41	286	747	262	83%	76.3%	63.8%	33.6%
Second Home	8	\$3,598,223	6.5%	4.261%	\$449,778	\$3,946,750	29	300	772	250	41%	68.1%	56.4%	28.5%
Unavailable	3	\$521,802	0.9%	4.599%	\$173,934	\$624,300	42	175	772	350	20%	82.6%	13.4%	28.7%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

## Portfolio Strats

(Data as of 5/31/2018)

ARM Index	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Not ARM	49	\$22,919,068	41.1%	4.032%	\$467,736	\$27,177,425	45	255	757		0%	76.3%	52.5%	27.8%
1 YR LIBOR	61	\$32,814,578	58.9%	4.167%	\$537,944	\$36,603,626	30	329	721	244	100%	74.6%	61.3%	31.4%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Margin	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Not ARM	49	\$22,919,068	41.1%	4.032%	\$467,736	\$27,177,425	45	255	757		0%	76.3%	52.5%	27.8%
75	1	\$989,614	1.8%	4.250%	\$989,614	\$1,014,050	31	342	522	75	100%	70.0%	63.0%	40.0%
200	1	\$953,552	1.7%	4.500%	\$953,552	\$1,006,500	37	323	707	200	100%	13.0%	10.2%	39.0%
225	3	\$1,124,589	2.0%	3.392%	\$374,863	\$1,282,800	40	320	795	225	100%	66.6%	50.4%	27.4%
250	51	\$28,716,510	51.5%	4.168%	\$563,069	\$32,226,226	29	330	726	250	100%	77.1%	62.8%	31.1%
300	4	\$923,428	1.7%	4.530%	\$230,857	\$962,750	29	320	690	300	100%	71.2%	86.3%	29.6%
350	1	\$106,885	0.2%	5.000%	\$106,885	\$111,300	32	328	727	350	100%	90.0%	16.2%	19.0%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Mos to First Rate Adjustment	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Not ARM	49	\$22,919,068	41.1%	4.032%	\$467,736	\$27,177,425	45	255	757		0%	76.3%	52.5%	27.8%
<= 24	10	\$4,458,443	8.0%	4.344%	\$445,844	\$4,979,150	42	318	697	238	100%	66.2%	48.5%	32.2%
24 - 36	7	\$2,726,718	4.9%	3.993%	\$389,531	\$3,037,400	62	298	750	250	100%	78.2%	50.6%	24.6%
36 - 48	5	\$2,248,645	4.0%	4.061%	\$449,729	\$2,426,200	38	322	717	256	100%	75.8%	60.6%	32.3%
48 - 60	15	\$9,315,736	16.7%	4.003%	\$621,049	\$10,435,350	30	330	739	251	100%	78.1%	64.6%	29.9%
> 60	24	\$14,065,036	25.2%	4.269%	\$586,043	\$15,725,526	18	340	711	239	100%	73.9%	65.4%	33.4%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

State	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
TX	104	\$51,318,167	92.1%	4.115%	\$493,444	\$59,004,851	37	298	732	244	61%	75.2%	57.5%	30.7%
DC	1	\$1,752,738	3.1%	3.500%	\$1,752,738	\$1,903,400	48	312	759		0%	80.0%	58.2%	11.0%
WY	1	\$856,462	1.5%	4.250%	\$856,462	\$875,000	16	344	769		0%	50.0%	45.3%	29.0%
NM	1	\$717,734	1.3%	4.375%	\$717,734	\$747,000	12	348	808	250	100%	90.0%	83.1%	33.0%
NC	1	\$546,367	1.0%	4.750%	\$546,367	\$552,000	9	351	794	250	100%	85.0%	82.8%	39.0%
Other	2	\$542,178	1.0%	4.585%	\$271,089	\$698,800	55	164	765	250	22%	72.2%	40.9%	9.7%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

City	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
Dallas, TX	59	\$31,510,916	56.5%	4.106%	\$534,083	\$35,944,686	35	308	731	242	63%	75.9%	58.9%	29.1%
University Park, TX	6	\$3,957,311	7.1%	4.217%	\$659,552	\$4,184,500	37	323	729	234	78%	63.3%	50.4%	32.9%
Flower Mound, TX	2	\$2,046,629	3.7%	4.316%	\$1,023,315	\$3,010,600	72	171	783	250	25%	81.7%	38.9%	39.8%
Washington, DC	1	\$1,752,738	3.1%	3.500%	\$1,752,738	\$1,903,400	48	312	759		0%	80.0%	58.2%	11.0%
Argyle, TX	1	\$1,662,422	3.0%	4.000%	\$1,662,422	\$1,759,200	37	323	723	250	100%	80.0%	64.6%	32.0%
Other	41	\$14,803,630	26.6%	4.152%	\$361,064	\$16,978,665	33	285	740	252	52%	75.1%	58.9%	31.5%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>

Lien Position	Count	UPB	% UPB	WAC	Average Balance	Original Balance	Loan Age	Rem Term	FICO	Margin	% ARM	OLTV	Current LTV	DTI
1	107	\$55,211,844	99.1%	4.107%	\$515,999	\$63,156,751	36	300	735	244	59%	75.2%	58.1%	29.9%
2	3	\$521,802	0.9%	4.599%	\$173,934	\$624,300	42	175	772	350	20%	82.6%	13.4%	28.7%
<b>Grand Total</b>	<b>110</b>	<b>\$55,733,646</b>	<b>100.0%</b>	<b>4.111%</b>	<b>\$506,670</b>	<b>\$63,781,051</b>	<b>36</b>	<b>299</b>	<b>736</b>	<b>244</b>	<b>59%</b>	<b>75.3%</b>	<b>57.7%</b>	<b>29.9%</b>



## Important Information Regarding Sale Announcement

1. The information (whether written, electronic or verbal) furnished by Mission Capital and/or Seller or their affiliates or by any of their respective officers, directors, shareholders, owners, employees, contractors or agents, including that contained in this Sale Announcement and any Deal Materials is furnished solely for the purpose of a review by a Prospective Bidder of the Portfolio, and is not to be used for any other purpose or made available to any other person without the express written consent of Seller. The information is based upon information supplied by the Seller from sources it deems reasonably reliable. Summaries of any documents or materials are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate.
2. While the Seller has no reason to believe that the information provided herein and any Deal Materials, or in any other marketing or due diligence materials provided, contains any material inaccuracies, neither the Seller nor its affiliates, nor any of their respective officers, directors, shareholders, owners, employees, contractors or agents have independently verified such information or make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information, including, without limitation, any information pertaining to the creditworthiness or financial condition of any borrower or guarantor or the existence or value of any collateral, or as to the future performance of any Loan, any Pool or the Portfolio. Some of the information regarding the Loans was obtained from a third party review company and none of the information has been independently verified by the Seller or its affiliates. Without limiting the foregoing, Prospective Bidders should make their own projections and form their own conclusions without sole reliance upon the material contained herein or provided by Seller and should conduct their own due diligence to determine the existence and condition of any real property. Any materials made available or provided by Seller are for informational purposes only. Prospective Bidders are responsible for performing and completing their own due diligence to the extent they consider it necessary, and any decisions in taking or not taking action will be made based solely on Prospective Bidder's own analysis and without reliance on any materials provided by Seller.
3. In no event shall a Prospective Bidder have any claims against Seller or any of its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Portfolio.
4. Prospective Bidders are not to construe the contents of this Sale Announcement or any prior or subsequent communications from Seller or its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting a bid, Prospective Bidders should consult with their own legal counsel, as well as tax and other advisors, to determine the consequences of an investment in the Portfolio and arrive at an independent evaluation of such investment. No brokerage commission or finder's fee shall be payable to any party by Seller or any affiliate or agent thereof in connection with the sale of the Portfolio or any Pool unless otherwise agreed to by Seller in writing.
5. Acquisitions of Loans such as the Portfolio or any Pool described herein can involve a high degree of risk and are suitable only for persons and entities of substantial financial means who have no need for liquidity and who can hold the Portfolio or any Pool indefinitely and bear the partial or entire loss of the value of such Portfolio or any Pool. In connection with the sale of the Portfolio or any Pool as contemplated hereby, none of Portfolio or any Pool shall be deemed a "security" under the Securities Act and, as such, the protections of such act will not apply to the sale of the Portfolio or any Pool hereunder.