

# SALE ANNOUNCEMENT

## \$21,941,356 SUB- AND NON-PERFORMING LOAN & JUDGMENT PORTFOLIO SALE

**Property Types:** Commercial (80.1% by UPB), C&I (14.1%), Unsecured (3.1%), Resi (2.7%),

**Location:** Nationwide (Concentration in the Northeast and Southern United States)

**Performance:** Non-Performing, Sub-Performing, and Judgment

### Overview Summary

\$21,941,356 Sub- and Non-Performing Loan & Judgment Portfolio Sale (the “Asset Sale”) conducted by Mission Capital Advisors, LLC (“Mission” or “Asset Sale Advisor”) on behalf of an unidentified Seller (“Seller”).

### Sale Structure

Mission has been retained as the exclusive Asset Sale Advisor to the Seller for the sale of a portfolio of sub- and non-performing commercial loans secured by real estate located throughout the United States, and a judgment (each a “Loan”, or “Asset”, collectively the “Portfolio”, “Loans”, or “Assets”). The Assets 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: **(i) the Portfolio in its entirety, or (ii) each pool individually**, 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 complete due diligence and submit non-contingent bids for the Assets.

### Highlights & Sale Summary

- The Asset Sale offers Prospective Bidders the opportunity to acquire a portfolio of small balance commercial and small business banking loans primarily secured by commercial real estate assets throughout the United States, in addition to a judgment.
- The Portfolio is comprised of 121 loans with a total unpaid principal balance of \$21,941,356. Average loan balance is \$181,334 with the largest Loan having a balance of \$837,537.
- The portfolio is primarily secured by commercial real estate assets (80.1%), with properties concentrated in the northeast and southern United States.
- Collateral securing loans in the portfolio primarily consist of mixed use (23.4%), industrial (13.7%), multifamily (14.3%) properties, and retail (12.4%) properties.
- A judgment in the amount of \$174,528 was obtained for a three loan relationship in the Portfolio, totaling \$524,877 in UPB.
- T-12 cash flow across the Portfolio totaled \$1,503,274 as of August 28, 2019.

Pool	Count	UPB	Average Balance	Original Balance	WA Origination	WA Maturity	WA Rate
SBC	49	\$10,703,618	\$218,441	\$15,934,300	2/13/06	5/5/33	6.3%
SBB	72	\$11,237,737	\$156,080	\$18,075,335	6/14/11	3/14/29	7.6%
<b>Grand Total</b>	<b>121</b>	<b>\$21,941,356</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/08</b>	<b>4/6/31</b>	<b>7.0%</b>

## Loan Sale Process

Prospective Bidders are subject to qualification by Mission and/or Seller. Participation in the Loan Sale will be provided to Prospective Bidders at the sole and absolute discretion of Mission and/or the Seller and may be withheld for any reason or no reason at all without liability to Mission and/or the Seller.

The Seller, in conjunction with Mission, has prepared an 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](http://www.missioncap.com/transactions). Access to the Due Diligence Materials will only be provided, at the sole and absolute discretion of Mission and/or the Seller and may be withheld for any reason or no reason at all without liability to Mission and/or the Seller, to only those Prospective Bidders that the Seller has accepted their respective executed Confidentiality Agreement. Neither Mission and/or Seller nor their employees and agents make any representation or warranty with respect to any information contained within the Due Diligence Materials. Included in the Due Diligence Materials will be a comprehensive data tape and detailed Portfolio stratification reports prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Loan Purchase Agreement (the "Loan Sale Agreement"). Due Diligence Materials may be updated periodically with relevant information on the Portfolio. Prospective Bidders are advised to review the Due Diligence Materials regularly for possible updates, any of which might amend or modify and, as applicable, supersede the prior Due Diligence Materials.

Mission is initially soliciting indicative bids for the Portfolio. 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, 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).** The Seller reserves the right to accept, reject or counter any or all bids and/or offers for any reason, including, but not limited to, the Prospective Bidder's failure to comply with the terms of the Confidentiality Agreement or the procedures set forth herein. All determinations as to whether a Prospective Bidder's bid and/or offer shall qualify such Prospective Bidder as a Final Bidder shall be made in Seller's sole and absolute discretion.

Additional information will be provided to Final 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. Due Diligence Materials may be updated periodically with relevant information on the Portfolio. Potential Bidders are advised to review the Due Diligence Materials regularly for possible updates, any of which might amend or modify and, as applicable, supersede the prior Due Diligence Materials.

Please e-sign or return an executed Confidentiality Agreement to Katie Juarez at [kjuarez@missioncap.com](mailto:kjuarez@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 nor any of Borrowers or Guarantors accountants, attorneys, tenants or managing agents are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.**

## Loan Sale Timeline

The transaction contemplated herein has been scheduled as follows:

Sale Announcement Distributed	Thursday, September 5, 2019
Initial Data Distribution	Friday, September 6, 2019
Indicative Bid Date	Wednesday, September 25, 2019
Comments to LSA Due	Friday, October 4, 2019
Best & Final Bid Date	Thursday, October 17, 2019
Winning Bidder Selected	Friday, October 18, 2019
10% Non-Refundable Deposit Due	Tuesday, October 22, 2019
Closing Date	Tuesday, October 29, 2019

## Loan Sale Agreement

The Seller will make its required form of Loan Sale Agreement available for review to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling its Loans subject only to those limited representations and warranties explicitly stated in the Loan Sale Agreement. No other representations or warranties, either expressed or implied, shall apply, and it being expected that each Final Bidder will conduct and rely on its own due diligence. Accordingly, the Seller expects that successful Final Bidder will not significantly negotiate or request changes to the Loan Sale Agreement.

## Mission Capital Contacts

### MISSION CAPITAL ADVISORS, LLC

#### Asset Sale Discussions

**Will Sledge**

**Principal**

212 925 6692

[wsledge@missioncap.com](mailto:wsledge@missioncap.com)

**Michael Britvan**

**Managing Director**

212 925 6692

[mbritvan@missioncap.com](mailto:mbritvan@missioncap.com)

**Kyle Kaminski**

**Director**

212 925 6692

[kkaminski@missioncap.com](mailto:kkaminski@missioncap.com)

**Anna Baumeister**

**Analyst**

212 925 6692

[abaumeister@missioncap.com](mailto:abaumeister@missioncap.com)

## Disclaimer

The Seller reserves the right, at its sole and absolute discretion, to alter the terms and conditions, to withdraw the Loan Portfolio from the Loan Sale, or terminate, suspend or modify the terms and conditions of the sale, at any time and without any obligation to any Prospective Bidder. This Sale Announcement has been prepared to assist the recipient in deciding whether to proceed with further investigation of the asset. 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.

This Sale Announcement being furnished on a confidential basis to qualified Prospective Bidders for their consideration in connection with the private commercial real estate loan portfolio offering (this "Offering"). By its acceptance hereof, each Prospective Bidder that this Sale Announcement may not be reproduced or provided to others, in whole or in part, nor may its contents be disclosed and that the Prospective Bidder will keep permanently confidential all information contained herein not already in the public domain and will use this Sale Announcement for the sole purpose of evaluating a possible investment in the private commercial real estate loan portfolio.

*In making an investment decision, Prospective Bidders must rely on their own examination of the Portfolio and the terms of this Offering, including the merits and risks involved. The Portfolio has not been recommended by any federal, state or foreign securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this Sale Announcement. Any representation to the contrary is a criminal offense.*

*An investment in the Portfolio as described in this Sale Announcement is suitable only for sophisticated investors and requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Portfolio. Prospective Bidders should not construe the contents of this Sale Announcement as legal, tax, investment or other advice. Each Prospective Bidder should make its own inquiries and consult its attorneys, business advisors and tax advisors as to the Portfolio and this Offering and as to the legal, business, tax and related matters concerning an investment in the Portfolio and this Offering. Each Prospective Bidder of the Portfolio offered hereunder must be an "accredited investor" as such term is defined in Regulation D promulgated by the U.S. Securities and Exchange Commission under the U.S. Securities Act of 1933, as amended. Each person who meets the requirements of the preceding sentence shall be deemed to be a "qualified investor".*

## Important Information Regarding Sale Announcement

1. The information (whether written, electronic or verbal) furnished by Mission 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 (collectively, the “Information”) is furnished solely for the purpose of a review by a prospective purchaser 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 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, 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 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 value of any collateral, any financial projections and Information as to engineering or environmental matters or as to the future performance of the Portfolio. Without limiting the foregoing, Prospective Bidders should realize that any financial projections are estimates only and are based on factors that may change in the future. Accordingly, any such projections should not be relied upon. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein or provided by Seller and should conduct their own due diligence, including engineering and environmental inspections, to determine the condition of any real property and the existence of any potentially hazardous material located at the real property sites or used in the construction or maintenance of the building(s) at such sites.

3. A prospective purchaser’s sole and exclusive rights and remedies with respect to this prospective transaction, the Portfolio or the Information shall be limited to those expressly provided in a fully executed Loan Sale Agreement and shall be subject to the terms thereof.

In no event shall a prospective purchaser have any other 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 an offer, 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 unless otherwise agreed to by Seller in writing. A prospective purchaser shall be responsible for payment of all costs and expenses (including without limitation fees and expenses of legal counsel and other advisors) incurred by prospective purchase in connection with this prospective transaction, and Seller shall have no liability with respect thereto.

5. Neither Seller nor its affiliates nor their respective officers, directors, employees, representatives, counsel, advisors or agents make any representation or warranty as to the accuracy or reasonableness of any projections or statements (inclusive of any assumptions therefore) set forth in this Sale Announcement, the Due Diligence Materials, the Information, or in any other information furnished to a Prospective Bidder. No assurances can be given that any projections or statements contained herein or therein will in fact be achieved. All of the projections or statements (and assumptions therefore), and evaluations of the creditworthiness or financial condition of any borrower or guarantor or the value of the collateral, must be reviewed in the context of such prospective purchaser’s own due diligence. Any due diligence 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 purchaser’s own analysis and without reliance on and due diligence materials provided by Seller.

## Important Information Regarding Sale Announcement Continued

6. Acquisitions of Loans such as the Portfolio described herein 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 indefinitely and bear the partial or entire loss of the value of such Portfolio. In connection with the sale of the Portfolio as contemplated hereby the Portfolio shall not 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 hereunder.

## Exhibit A – Portfolio Stratifications

Asset Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	Balance 30-89 Days PD	% Balance 90+ Days PD
Loan	121	100.0%	\$21,941,356	100.0%	\$181,334	\$34,009,635	8/20/2008	4/6/2031	7.0%	417	12.4%	16.7%	70.9%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Performance	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	Balance 30-89 Days PD	% Balance 90+ Days PD
Non-Performing	109	90.1%	\$19,544,980	89.1%	\$179,312	\$30,146,952	12/12/2008	2/8/2031	7.1%	430	1.6%	18.7%	79.6%
Performing	12	9.9%	\$2,396,375	10.9%	\$199,698	\$3,862,683	4/22/2006	7/7/2032	6.3%	26	100.0%	0.0%	0.0%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Vintage	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	Balance 30-89 Days PD	% Balance 90+ Days PD
Pre-2005	33	27.3%	\$4,124,249	18.8%	\$124,977	\$8,802,066	7/9/2003	1/26/2025	6.9%	292	17.6%	5.9%	76.5%
2005	19	15.7%	\$3,221,917	14.7%	\$169,575	\$5,153,810	8/24/2005	5/10/2063	5.4%	486	10.8%	21.3%	67.8%
2006	20	16.5%	\$3,530,348	16.1%	\$176,517	\$5,143,387	8/23/2006	5/2/2031	5.5%	520	12.9%	13.1%	74.1%
2007	19	15.7%	\$3,948,491	18.0%	\$207,815	\$5,627,650	8/9/2007	4/25/2032	7.8%	455	17.4%	20.5%	62.0%
2008	5	4.1%	\$1,125,830	5.1%	\$225,166	\$1,540,833	3/8/2008	9/5/2018	6.7%	389	0.0%	0.0%	100.0%
2009	1	0.8%	\$79,137	0.4%	\$79,137	\$88,556	1/8/2009	NAV	6.3%	3267	0.0%	0.0%	100.0%
2010	1	0.8%	\$11,377	0.1%	\$11,377	\$25,000	2/23/2010	3/1/2020	10.3%	999	0.0%	0.0%	100.0%
2011	4	3.3%	\$963,366	4.4%	\$240,842	\$1,148,265	9/23/2011	5/5/2018	5.4%	608	0.0%	0.0%	100.0%
2012	6	5.0%	\$1,750,113	8.0%	\$291,686	\$2,662,943	7/27/2012	11/8/2021	9.7%	306	0.0%	47.9%	52.1%
2013	2	1.7%	\$428,598	2.0%	\$214,299	\$549,800	7/19/2013	8/1/2023	4.7%	396	0.0%	0.0%	100.0%
2014	4	3.3%	\$503,292	2.3%	\$125,823	\$694,683	7/12/2014	11/22/1992	6.7%	123	68.5%	0.0%	31.5%
2018	3	2.5%	\$778,328	3.5%	\$259,443	\$1,084,684	5/14/2018	2/18/2023	5.9%	219	0.0%	0.0%	100.0%
2015	1	0.8%	\$599,997	2.7%	\$599,997	\$600,000	1/5/2015	5/4/2016	18.0%	NAV	0.0%	0.0%	100.0%
2016	1	0.8%	\$101,977	0.5%	\$101,977	\$113,622	2/24/2016	3/3/2026	6.5%	450	0.0%	0.0%	100.0%
2017	2	1.7%	\$774,337	3.5%	\$387,168	\$774,337	3/21/2017	12/18/2029	6.8%	28	19.4%	80.6%	0.0%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Balance Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	Balance 30-89 Days PD	% Balance 90+ Days PD
\$0,000 - \$50,000	37	30.6%	\$863,027	3.9%	\$23,325	\$4,242,824	7/28/2008	2/19/2145	7.6%	708	0.0%	8.6%	91.4%
\$50,000 - \$100,000	14	11.6%	\$1,037,626	4.7%	\$74,116	\$2,898,996	11/17/2006	6/21/2020	7.1%	685	8.8%	8.6%	82.6%
\$100,000 - \$150,000	15	12.4%	\$1,819,092	8.3%	\$121,273	\$2,813,508	9/8/2007	12/8/2026	6.7%	438	22.7%	13.4%	63.9%
\$150,000 - \$200,000	17	14.0%	\$3,034,072	13.8%	\$178,475	\$4,345,433	9/16/2007	7/20/2027	6.4%	312	35.5%	5.2%	59.3%
\$200,000 - \$250,000	10	8.3%	\$2,221,651	10.1%	\$222,165	\$3,543,606	7/7/2008	7/23/2025	6.2%	484	10.5%	0.0%	89.5%
\$250,000 - \$300,000	6	5.0%	\$1,621,379	7.4%	\$270,230	\$2,268,350	2/9/2006	3/2/2032	4.9%	385	33.8%	0.0%	66.2%
> \$300,000	22	18.2%	\$11,344,508	51.7%	\$515,659	\$13,896,918	9/6/2009	7/20/2026	7.6%	384	3.1%	27.3%	69.6%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Remaining Term Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	Balance 30-89 Days PD	% Balance 90+ Days PD
< 12	12	9.9%	\$788,934	3.6%	\$65,745	\$2,120,262	4/15/2005	4/7/2020	6.7%	502	0.0%	3.9%	96.1%
12 - 24	4	3.3%	\$158,438	0.7%	\$39,610	\$531,697	5/20/2005	3/3/2021	4.5%	1063	0.0%	0.0%	100.0%
24 - 36	8	6.6%	\$807,909	3.7%	\$100,989	\$1,734,400	10/11/2007	4/17/2022	7.8%	822	28.8%	0.0%	71.2%
36 - 48	7	5.8%	\$2,611,600	11.9%	\$373,086	\$3,545,084	11/25/2012	1/11/2023	5.2%	98	0.0%	35.5%	64.5%
48 - 60	5	4.1%	\$376,911	1.7%	\$75,382	\$954,300	3/7/2011	1/29/2024	7.3%	548	0.0%	0.0%	100.0%
60 - 72	2	1.7%	\$281,242	1.3%	\$140,621	\$547,183	4/14/2011	12/17/2024	4.9%	114	63.7%	0.0%	36.3%
72 - 84	1	0.8%	\$101,977	0.5%	\$101,977	\$113,622	2/24/2016	3/3/2026	6.5%	450	0.0%	0.0%	100.0%
84 - 96	3	2.5%	\$611,453	2.8%	\$203,818	\$1,202,000	8/11/2006	4/11/2027	5.0%	756	56.3%	0.0%	43.7%
96 - 108	4	3.3%	\$565,774	2.6%	\$141,444	\$843,443	3/12/2007	2/1/2028	7.6%	277	16.2%	0.0%	83.8%
108 - 120	4	3.3%	\$836,883	3.8%	\$209,221	\$1,447,750	4/29/2004	5/10/2029	6.5%	99	0.0%	29.1%	70.9%
120 - 132	2	1.7%	\$141,728	0.6%	\$70,864	\$231,300	3/19/2007	9/2/2029	8.4%	751	0.0%	0.0%	100.0%
132 - 144	1	0.8%	\$682,028	3.1%	\$682,028	\$930,000	9/27/2005	10/1/2030	5.1%	1029	0.0%	0.0%	100.0%
144 - 156	1	0.8%	\$624,451	2.8%	\$624,451	\$624,451	3/21/2017	6/23/2032	6.3%	35	0.0%	100.0%	0.0%
156 - 168	1	0.8%	\$288,994	1.3%	\$288,994	\$461,500	5/5/2003	6/1/2033	6.3%	NAV	100.0%	0.0%	0.0%
180 - 192	1	0.8%	\$168,364	0.8%	\$168,364	\$226,000	2/24/2005	3/1/2035	6.0%	238	0.0%	0.0%	100.0%
192 - 204	9	7.4%	\$2,516,686	11.5%	\$279,632	\$3,567,500	1/22/2006	2/15/2036	4.7%	146	21.6%	38.1%	40.3%
204 - 216	8	6.6%	\$2,442,938	11.1%	\$305,367	\$3,066,250	1/1/2007	1/18/2037	6.2%	555	10.6%	6.5%	82.9%
216 - 228	8	6.6%	\$1,848,127	8.4%	\$231,016	\$2,199,250	9/15/2007	10/4/2037	8.3%	252	24.7%	36.6%	38.7%
> 240	40	33.1%	\$6,086,916	27.7%	\$152,173	\$9,663,644	4/5/2010	1/13/2033	9.2%	602	5.2%	0.7%	94.1%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>



## Exhibit A – Portfolio Stratifications Continued

Amortization	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
NegAm	2	1.7%	\$456,653	2.1%	\$228,326	\$385,000	3/8/2005	3/14/2020	6.9%	621	0.0%	0.0%	100.0%
< 0.01%	9	7.4%	\$2,592,191	11.8%	\$288,021	\$2,592,194	2/25/2015	2/3/2023	10.9%	123	5.8%	24.1%	70.1%
0.01% - 10.00%	7	5.8%	\$1,959,753	8.9%	\$279,965	\$2,026,948	12/25/2013	5/5/2019	9.4%	953	0.0%	0.0%	100.0%
10.01% - 20.00%	22	18.2%	\$5,102,417	23.3%	\$231,928	\$5,969,883	3/22/2008	1/17/2026	7.6%	493	12.2%	14.1%	73.7%
20.01% - 30.00%	18	14.9%	\$4,819,692	22.0%	\$267,761	\$6,458,700	2/26/2007	3/29/2054	4.8%	463	16.7%	6.3%	77.1%
30.01% - 40.00%	8	6.6%	\$3,043,013	13.9%	\$380,377	\$4,618,850	12/14/2007	10/21/2027	5.1%	146	9.5%	54.4%	36.1%
40.01% - 50.00%	11	9.1%	\$1,793,248	8.2%	\$163,023	\$3,213,233	10/10/2005	5/29/2027	6.5%	234	28.1%	13.6%	58.4%
50.01% - 60.00%	9	7.4%	\$811,490	3.7%	\$90,166	\$1,762,500	3/7/2006	7/25/2023	6.3%	877	22.9%	0.0%	77.1%
60.01% - 70.00%	11	9.1%	\$778,871	3.5%	\$70,806	\$2,298,972	4/3/2006	9/18/2022	5.9%	279	20.3%	11.5%	68.2%
70.01% - 80.00%	6	5.0%	\$152,546	0.7%	\$25,424	\$603,600	4/30/2004	1/29/2022	6.8%	365	0.0%	0.0%	100.0%
80.01% - 90.00%	8	6.6%	\$287,673	1.3%	\$35,959	\$1,685,640	3/28/2008	6/21/2016	6.3%	566	0.0%	0.0%	100.0%
90.01% - 100.00%	10	8.3%	\$143,809	0.7%	\$14,381	\$2,394,114	8/27/2007	1/29/2017	8.3%	490	0.0%	21.2%	78.8%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Lien Position	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
1	103	85.1%	\$20,098,025	91.6%	\$195,126	\$31,518,006	1/29/2008	10/18/2026	7.1%	419	11.9%	18.2%	69.9%
2	6	5.0%	\$1,162,429	5.3%	\$193,738	\$1,375,153	1/16/2017	1/12/2022	6.0%	111	28.3%	0.0%	71.7%
Unsecured	12	9.9%	\$680,902	3.1%	\$56,742	\$1,116,476	7/19/2011	9/12/2343	3.8%	865	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Collateral Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Mixed-Use	31	25.6%	\$5,124,858	23.4%	\$165,318	\$8,334,300	9/15/2006	11/4/2031	6.0%	359	18.2%	21.1%	60.7%
Multifamily	17	14.0%	\$3,135,651	14.3%	\$184,450	\$4,794,800	7/29/2005	9/23/2030	6.4%	374	29.7%	9.6%	60.7%
C&I	13	10.7%	\$3,103,038	14.1%	\$238,695	\$5,373,032	9/25/2011	12/6/2019	12.0%	620	0.0%	0.0%	100.0%
Industrial	8	6.6%	\$2,998,563	13.7%	\$374,820	\$3,697,627	10/14/2010	12/2/2029	7.1%	349	0.0%	25.9%	74.1%
Retail	11	9.1%	\$2,723,707	12.4%	\$247,610	\$3,603,759	5/17/2010	10/30/2022	5.9%	439	17.4%	22.9%	59.7%
Commercial	6	5.0%	\$1,753,007	8.0%	\$292,168	\$2,966,783	5/24/2010	5/4/2023	4.7%	165	21.3%	47.8%	30.9%
Office	6	5.0%	\$1,523,272	6.9%	\$253,879	\$1,951,792	1/13/2008	8/2/2020	6.7%	560	0.0%	0.0%	100.0%
Resi	17	14.0%	\$898,357	4.1%	\$52,845	\$2,171,066	10/20/2007	2/23/2020	7.2%	720	0.0%	4.9%	95.1%
Unsecured	12	9.9%	\$680,902	3.1%	\$56,742	\$1,116,476	7/19/2011	9/12/2343	3.8%	865	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>

Related Property State	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
NY	19	15.7%	\$4,195,928	19.1%	\$220,838	\$6,786,350	3/22/2006	4/26/2028	6.2%	177	17.8%	32.5%	49.7%
TX	12	9.9%	\$3,903,586	17.8%	\$325,299	\$5,212,326	2/8/2011	3/15/2023	6.3%	316	8.4%	37.5%	54.1%
NAP	23	19.0%	\$3,300,984	15.0%	\$143,521	\$5,840,008	10/17/2012	7/13/2052	11.2%	645	0.0%	0.0%	100.0%
NJ	12	9.9%	\$2,873,652	13.1%	\$239,471	\$3,886,477	12/19/2009	11/18/2028	5.7%	391	19.1%	0.0%	80.9%
LA	28	23.1%	\$1,776,375	8.1%	\$63,442	\$4,189,174	7/31/2008	7/9/2020	6.0%	651	0.0%	7.5%	92.5%
IL	6	5.0%	\$1,431,786	6.5%	\$238,631	\$2,090,250	11/3/2005	4/6/2032	5.5%	583	0.0%	21.1%	78.9%
MA	4	3.3%	\$1,087,467	5.0%	\$271,867	\$1,802,000	5/19/2005	10/31/2033	4.8%	480	31.7%	0.0%	68.3%
RI	4	3.3%	\$726,380	3.3%	\$181,595	\$834,750	1/2/2007	10/4/2022	8.2%	765	0.0%	0.0%	100.0%
PA	4	3.3%	\$587,489	2.7%	\$146,872	\$872,500	8/14/2005	11/26/2030	6.2%	234	15.6%	68.5%	15.8%
MO	1	0.8%	\$465,735	2.1%	\$465,735	\$520,000	6/19/2007	7/1/2037	8.5%	787	0.0%	0.0%	100.0%
CT	3	2.5%	\$456,208	2.1%	\$152,069	\$532,000	10/17/2007	11/1/2037	8.9%	26	100.0%	0.0%	0.0%
VA	2	1.7%	\$435,406	2.0%	\$217,703	\$559,800	3/22/2010	3/9/2029	4.3%	72	44.7%	0.0%	55.3%
OH	1	0.8%	\$427,330	1.9%	\$427,330	\$480,000	7/20/2007	8/1/2037	8.6%	817	0.0%	0.0%	100.0%
CA	1	0.8%	\$168,323	0.8%	\$168,323	\$215,000	9/25/2006	1/1/2037	8.8%	421	0.0%	0.0%	100.0%
DC	1	0.8%	\$104,705	0.5%	\$104,705	\$189,000	8/3/2004	9/1/2029	5.0%	NAV	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>121</b>	<b>100.0%</b>	<b>\$21,941,356</b>	<b>100.0%</b>	<b>\$181,334</b>	<b>\$34,009,635</b>	<b>8/20/2008</b>	<b>4/6/2031</b>	<b>7.0%</b>	<b>417</b>	<b>12.4%</b>	<b>16.7%</b>	<b>70.9%</b>



## Exhibit A – Portfolio Stratifications - SBC Pool

Asset Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Loan	49	100.0%	\$10,703,618	100.0%	\$218,441	\$15,934,300	2/13/2006	5/5/2033	6.3%	417	20.7%	19.3%	60.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Performance	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Non-Performing	38	77.6%	\$8,486,278	79.3%	\$223,323	\$12,374,800	4/1/2006	5/24/2033	6.3%	436	0.0%	24.4%	75.6%
Performing	11	22.4%	\$2,217,340	20.7%	\$201,576	\$3,559,500	8/17/2005	2/21/2033	6.4%	26	100.0%	0.0%	0.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Vintage	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Pre-2005	15	30.6%	\$2,058,400	19.2%	\$137,227	\$4,076,550	8/17/2003	12/31/2028	6.2%	184	35.2%	11.8%	53.0%
2005	9	18.4%	\$2,586,264	24.2%	\$287,363	\$4,197,500	9/28/2005	11/26/2033	5.2%	454	13.5%	26.6%	59.9%
2006	14	28.6%	\$3,085,005	28.8%	\$220,358	\$4,004,000	8/23/2006	9/18/2032	5.3%	447	14.7%	14.9%	70.3%
2007	11	22.4%	\$2,973,949	27.8%	\$270,359	\$3,656,250	8/20/2007	7/3/2036	8.4%	450	23.2%	22.8%	54.1%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Balance Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
\$0,000 - \$50,000	3	6.1%	\$61,035	0.6%	\$20,345	\$612,000	2/2/2003	8/15/2020	7.2%	190	0.0%	49.9%	50.1%
\$50,000 - \$100,000	4	8.2%	\$305,850	2.9%	\$76,462	\$669,800	9/15/2004	4/8/2023	8.8%	546	30.0%	0.0%	70.0%
\$100,000 - \$150,000	10	20.4%	\$1,227,847	11.5%	\$122,785	\$1,954,000	4/17/2005	1/13/2030	6.6%	347	21.4%	19.8%	58.7%
\$150,000 - \$200,000	14	28.6%	\$2,501,601	23.4%	\$178,686	\$3,583,250	4/18/2006	3/8/2034	6.6%	320	29.3%	6.4%	64.4%
\$200,000 - \$250,000	5	10.2%	\$1,098,148	10.3%	\$219,630	\$1,641,000	5/9/2006	6/26/2028	6.1%	586	21.2%	0.0%	78.8%
\$250,000 - \$300,000	4	8.2%	\$1,096,957	10.2%	\$274,239	\$1,572,750	8/4/2005	8/25/2035	4.5%	179	50.0%	0.0%	50.0%
> \$300,000	9	18.4%	\$4,412,181	41.2%	\$490,242	\$5,901,500	6/19/2006	4/18/2035	6.4%	468	7.9%	37.1%	55.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Remaining Term Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
< 12	2	4.1%	\$38,186	0.4%	\$19,093	\$512,000	3/16/2004	3/31/2020	6.0%	125	0.0%	79.7%	20.3%
12 - 24	1	2.0%	\$22,848	0.2%	\$22,848	\$100,000	3/23/2001	4/1/2021	9.2%	299	0.0%	0.0%	100.0%
24 - 36	1	2.0%	\$232,757	2.2%	\$232,757	\$457,000	7/31/2007	8/1/2022	8.5%	NAV	100.0%	0.0%	0.0%
48 - 60	2	4.1%	\$121,072	1.1%	\$60,536	\$379,800	2/7/2004	2/15/2024	7.1%	223	0.0%	0.0%	100.0%
60 - 72	1	2.0%	\$102,207	1.0%	\$102,207	\$244,000	4/18/2005	5/1/2025	4.6%	269	0.0%	0.0%	100.0%
84 - 96	2	4.1%	\$344,306	3.2%	\$172,153	\$827,000	6/15/2002	6/29/2027	5.3%	NAV	100.0%	0.0%	0.0%
96 - 108	3	6.1%	\$331,831	3.1%	\$110,610	\$609,500	2/8/2003	2/24/2028	6.2%	372	27.6%	0.0%	72.4%
108 - 120	4	8.2%	\$836,883	7.8%	\$209,221	\$1,447,750	4/29/2004	5/10/2029	6.5%	99	0.0%	29.1%	70.9%
120 - 132	1	2.0%	\$104,705	1.0%	\$104,705	\$189,000	8/3/2004	9/1/2029	5.0%	NAV	0.0%	0.0%	100.0%
132 - 144	1	2.0%	\$682,028	6.4%	\$682,028	\$930,000	9/27/2005	10/1/2030	5.1%	1029	0.0%	0.0%	100.0%
156 - 168	1	2.0%	\$288,994	2.7%	\$288,994	\$461,500	5/5/2003	6/1/2033	6.3%	NAV	100.0%	0.0%	0.0%
180 - 192	1	2.0%	\$168,364	1.6%	\$168,364	\$226,000	2/24/2005	3/1/2035	6.0%	238	0.0%	0.0%	100.0%
192 - 204	9	18.4%	\$2,516,686	23.5%	\$279,632	\$3,567,500	1/22/2006	2/15/2036	4.7%	146	21.6%	38.1%	40.3%
204 - 216	8	16.3%	\$2,442,938	22.8%	\$305,367	\$3,066,250	1/1/2007	1/18/2037	6.2%	555	10.6%	6.5%	82.9%
216 - 228	8	16.3%	\$1,848,127	17.3%	\$231,016	\$2,199,250	9/15/2007	10/4/2037	8.3%	252	24.7%	36.6%	38.7%
> 240	4	8.2%	\$621,685	5.8%	\$155,421	\$717,750	10/8/2006	2/1/2017	8.6%	981	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

## Exhibit A – Portfolio Stratifications – SBC Pool Continued

Amortization	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
0.01% - 10.00%	1	2.0%	\$184,461	1.7%	\$184,461	\$203,000	10/23/2007	11/1/2037	9.0%	1090	0.0%	0.0%	100.0%
10.01% - 20.00%	13	26.5%	\$3,178,416	29.7%	\$244,494	\$3,714,000	6/17/2007	8/25/2033	8.4%	523	14.4%	21.3%	64.4%
20.01% - 30.00%	13	26.5%	\$3,770,855	35.2%	\$290,066	\$5,063,500	4/5/2006	6/2/2035	4.8%	478	21.3%	8.0%	70.7%
30.01% - 40.00%	5	10.2%	\$1,435,091	13.4%	\$287,018	\$2,187,750	6/6/2005	6/17/2035	5.4%	115	20.1%	56.9%	23.0%
40.01% - 50.00%	9	18.4%	\$1,506,176	14.1%	\$167,353	\$2,703,250	7/30/2004	1/24/2028	6.6%	174	21.5%	16.2%	62.3%
50.01% - 60.00%	2	4.1%	\$288,131	2.7%	\$144,066	\$650,000	5/25/2003	9/4/2026	5.0%	269	64.5%	0.0%	35.5%
60.01% - 70.00%	2	4.1%	\$219,510	2.1%	\$109,755	\$596,000	12/18/2002	8/1/2026	5.6%	148	72.2%	0.0%	27.8%
70.01% - 80.00%	2	4.1%	\$82,792	0.8%	\$41,396	\$304,800	5/26/2003	6/3/2023	8.1%	299	0.0%	0.0%	100.0%
80.01% - 90.00%	1	0.020408	7760.4	0.000725	7760.4	62000	36467	43800	0.1002	391	0	0	1
90.01% - 100.00%	1	0.020408	30425.93	0.0028426	30425.93	450000	38469	43952	0.05	57	0	1	0
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Lien Position	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
1	49	100.0%	\$10,703,618	100.0%	\$218,441	\$15,934,300	2/13/2006	5/5/2033	6.3%	417	20.7%	19.3%	60.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Collateral Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Mixed-Use	24	49.0%	\$4,511,410	42.1%	\$187,975	\$7,043,500	3/26/2006	8/29/2033	6.1%	380	20.7%	21.9%	57.4%
Multifamily	16	32.7%	\$3,025,988	28.3%	\$189,124	\$4,560,800	7/21/2005	1/27/2031	6.5%	323	30.8%	10.0%	59.3%
Industrial	4	8.2%	\$1,402,624	13.1%	\$350,656	\$1,724,000	5/7/2007	1/17/2037	8.3%	322	0.0%	55.4%	44.6%
Retail	3	6.1%	\$1,107,329	10.3%	\$369,110	\$1,731,000	4/25/2005	7/17/2031	5.0%	1029	14.3%	0.0%	85.7%
C&I	1	2.0%	\$461,576	4.3%	\$461,576	\$600,000	10/26/2006	11/1/2036	5.4%	664	0.0%	0.0%	100.0%
Commercial	1	2.0%	\$194,692	1.8%	\$194,692	\$275,000	6/28/2006	7/1/2036	4.5%	26	100.0%	0.0%	0.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

Related Property State	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
CA	1	2.0%	\$168,323	1.6%	\$168,323	\$215,000	9/25/2006	1/1/2037	8.8%	421	0.0%	0.0%	100.0%
CT	3	6.1%	\$456,208	4.3%	\$152,069	\$532,000	10/17/2007	11/1/2037	8.9%	26	100.0%	0.0%	0.0%
DC	1	2.0%	\$104,705	1.0%	\$104,705	\$189,000	8/3/2004	9/1/2029	5.0%	NAV	0.0%	0.0%	100.0%
IL	6	12.2%	\$1,431,786	13.4%	\$238,631	\$2,090,250	11/3/2005	4/6/2032	5.5%	583	0.0%	21.1%	78.9%
MA	4	8.2%	\$1,087,467	10.2%	\$271,867	\$1,802,000	5/19/2005	10/31/2033	4.8%	480	31.7%	0.0%	68.3%
MO	1	2.0%	\$465,735	4.4%	\$465,735	\$520,000	6/19/2007	7/1/2037	8.5%	787	0.0%	0.0%	100.0%
NJ	7	14.3%	\$1,402,083	13.1%	\$200,298	\$2,007,250	12/22/2005	7/31/2035	5.8%	483	39.1%	0.0%	60.9%
NY	16	32.7%	\$3,651,419	34.1%	\$228,214	\$6,116,550	11/10/2005	6/8/2033	6.1%	180	15.9%	37.4%	46.7%
District of Columbia	1	2.0%	\$427,330	4.0%	\$427,330	\$480,000	7/20/2007	8/1/2037	8.6%	817	0.0%	0.0%	100.0%
PA	4	8.2%	\$587,489	5.5%	\$146,872	\$872,500	8/14/2005	11/26/2030	6.2%	234	15.6%	68.5%	15.8%
RI	4	8.2%	\$726,380	6.8%	\$181,595	\$834,750	1/2/2007	10/4/2022	8.2%	765	0.0%	0.0%	100.0%
VA	1	2.0%	\$194,692	1.8%	\$194,692	\$275,000	6/28/2006	7/1/2036	4.5%	26	100.0%	0.0%	0.0%
<b>Grand Total</b>	<b>49</b>	<b>100.0%</b>	<b>\$10,703,618</b>	<b>100.0%</b>	<b>\$218,441</b>	<b>\$15,934,300</b>	<b>2/13/2006</b>	<b>5/5/2033</b>	<b>6.3%</b>	<b>417</b>	<b>20.7%</b>	<b>19.3%</b>	<b>60.0%</b>

## Exhibit A – Portfolio Stratifications – SBB Pool

Asset Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Loan	72	100.0%	\$11,237,737	100.0%	\$156,080	\$18,075,335	6/14/2011	3/14/2029	7.6%	416	4.4%	14.2%	81.4%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Performance	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Non-Performing	71	98.6%	\$11,058,702	98.4%	\$155,756	\$17,772,152	5/23/2011	4/11/2029	7.7%	425	2.9%	14.4%	82.7%
Performing	1	1.4%	\$179,035	1.6%	\$179,035	\$303,183	9/14/2014	10/1/2024	5.0%	26	100.0%	0.0%	0.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Vintage	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
Pre-2005	18	25.0%	\$2,065,849	18.4%	\$114,769	\$4,725,516	12/15/2002	6/17/2020	7.7%	388	0.0%	0.0%	100.0%
2005	10	13.9%	\$635,653	5.7%	\$63,565	\$956,310	4/3/2005	4/2/2193	6.5%	601	0.0%	0.0%	100.0%
2006	6	8.3%	\$445,342	4.0%	\$74,224	\$1,139,387	8/23/2006	9/29/2021	6.3%	984	0.0%	0.0%	100.0%
2007	8	11.1%	\$974,542	8.7%	\$121,818	\$1,971,400	7/6/2007	7/13/2019	6.0%	469	0.0%	13.6%	86.4%
2008	5	6.9%	\$1,125,830	10.0%	\$225,166	\$1,540,833	3/8/2008	9/5/2018	6.7%	389	0.0%	0.0%	100.0%
2009	1	1.4%	\$79,137	0.7%	\$79,137	\$88,556	1/8/2009	NAV	6.3%	3267	0.0%	0.0%	100.0%
2010	1	1.4%	\$11,377	0.1%	\$11,377	\$25,000	2/23/2010	3/1/2020	10.3%	999	0.0%	0.0%	100.0%
2011	4	5.6%	\$963,366	8.6%	\$240,842	\$1,148,265	9/23/2011	5/5/2018	5.4%	608	0.0%	0.0%	100.0%
2012	6	8.3%	\$1,750,113	15.6%	\$291,686	\$2,662,943	7/27/2012	11/8/2021	9.7%	306	0.0%	47.9%	52.1%
2013	2	2.8%	\$428,598	3.8%	\$214,299	\$549,800	7/19/2013	8/1/2023	4.7%	396	0.0%	0.0%	100.0%
2014	4	5.6%	\$503,292	4.5%	\$125,823	\$694,683	7/12/2014	11/22/1992	6.7%	123	68.5%	0.0%	31.5%
2018	3	4.2%	\$778,328	6.9%	\$259,443	\$1,084,684	5/14/2018	2/18/2023	5.9%	219	0.0%	0.0%	100.0%
2015	1	1.4%	\$599,997	5.3%	\$599,997	\$600,000	1/5/2015	5/4/2016	18.0%	NAV	0.0%	0.0%	100.0%
2016	1	1.4%	\$101,977	0.9%	\$101,977	\$113,622	2/24/2016	3/3/2026	6.5%	450	0.0%	0.0%	100.0%
2017	2	2.8%	\$774,337	6.9%	\$387,168	\$774,337	3/21/2017	12/18/2029	6.8%	28	19.4%	80.6%	0.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Balance Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
\$0,000 - \$50,000	34	47.2%	\$801,993	7.1%	\$23,588	\$3,630,824	1/18/2009	3/26/2155	7.6%	757	0.0%	5.4%	94.6%
\$50,000 - \$100,000	10	13.9%	\$731,777	6.5%	\$73,178	\$2,229,196	12/15/2007	3/1/2019	6.5%	735	0.0%	12.2%	87.8%
\$100,000 - \$150,000	5	6.9%	\$591,244	5.3%	\$118,249	\$859,508	8/26/2012	6/30/2020	6.9%	570	25.4%	0.0%	74.6%
\$150,000 - \$200,000	3	4.2%	\$532,472	4.7%	\$177,491	\$762,183	5/5/2014	5/21/1996	5.4%	278	64.7%	0.0%	35.3%
\$200,000 - \$250,000	5	6.9%	\$1,123,503	10.0%	\$224,701	\$1,902,606	2/10/2011	9/12/2022	6.2%	424	0.0%	0.0%	100.0%
\$250,000 - \$300,000	2	2.8%	\$524,422	4.7%	\$262,211	\$695,600	3/11/2007	11/22/2024	5.8%	495	0.0%	0.0%	100.0%
> \$300,000	13	18.1%	\$6,932,327	61.7%	\$533,256	\$7,995,418	3/6/2012	9/21/2020	8.3%	306	0.0%	21.1%	78.9%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Remaining Term Bucket	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
< 12	10	13.9%	\$750,748	6.7%	\$75,075	\$1,608,262	5/13/2005	4/8/2020	6.8%	522	0.0%	0.0%	100.0%
12 - 24	3	4.2%	\$135,590	1.2%	\$45,197	\$431,697	1/31/2006	2/26/2021	3.7%	1192	0.0%	0.0%	100.0%
24 - 36	7	9.7%	\$575,152	5.1%	\$82,165	\$1,277,400	11/9/2007	3/5/2022	7.5%	822	0.0%	0.0%	100.0%
36 - 48	7	9.7%	\$2,611,600	23.2%	\$373,086	\$3,545,084	11/25/2012	1/11/2023	5.2%	98	0.0%	35.5%	64.5%
48 - 60	3	4.2%	\$255,839	2.3%	\$85,280	\$574,500	11/1/2014	1/22/2024	7.5%	702	0.0%	0.0%	100.0%
60 - 72	1	1.4%	\$179,035	1.6%	\$179,035	\$303,183	9/14/2014	10/1/2024	5.0%	26	100.0%	0.0%	0.0%
72 - 84	1	1.4%	\$101,977	0.9%	\$101,977	\$113,622	2/24/2016	3/3/2026	6.5%	450	0.0%	0.0%	100.0%
84 - 96	1	1.4%	\$267,148	2.4%	\$267,148	\$375,000	12/19/2011	1/1/2027	4.6%	756	0.0%	0.0%	100.0%
96 - 108	1	1.4%	\$233,943	2.1%	\$233,943	\$233,943	12/28/2012	1/1/2028	9.5%	179	0.0%	0.0%	100.0%
120 - 132	1	1.4%	\$37,024	0.3%	\$37,024	\$42,300	8/22/2014	9/6/2029	18.0%	751	0.0%	0.0%	100.0%
144 - 156	1	1.4%	\$624,451	5.6%	\$624,451	\$624,451	3/21/2017	6/23/2032	6.3%	35	0.0%	100.0%	0.0%
> 240	36	50.0%	\$5,465,231	48.6%	\$151,812	\$8,945,894	9/30/2010	1/4/2035	9.2%	530	5.8%	0.8%	93.4%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

## Exhibit A – Portfolio Stratifications – SBB Pool Continued

Amortization	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
NegAm	2	2.8%	\$456,653	4.1%	\$228,326	\$385,000	3/8/2005	3/14/2020	6.9%	621	0.0%	0.0%	100.0%
< 0.01%	9	12.5%	\$2,592,191	23.1%	\$288,021	\$2,592,194	2/25/2015	2/3/2023	10.9%	123	5.8%	24.1%	70.1%
0.01% - 10.00%	6	8.3%	\$1,775,292	15.8%	\$295,882	\$1,823,948	8/31/2014	6/2/2017	9.4%	912	0.0%	0.0%	100.0%
10.01% - 20.00%	9	12.5%	\$1,924,002	17.1%	\$213,778	\$2,255,883	6/26/2009	12/13/2012	6.4%	447	8.6%	2.3%	89.1%
20.01% - 30.00%	5	6.9%	\$1,048,837	9.3%	\$209,767	\$1,395,200	9/15/2012	11/30/2121	5.0%	421	0.0%	0.0%	100.0%
30.01% - 40.00%	3	4.2%	\$1,607,922	14.3%	\$535,974	\$2,431,100	3/14/2010	12/20/2020	4.9%	169	0.0%	52.1%	47.9%
40.01% - 50.00%	2	2.8%	\$287,072	2.6%	\$143,536	\$509,983	1/19/2012	12/18/2023	6.1%	416	62.4%	0.0%	37.6%
50.01% - 60.00%	7	9.7%	\$523,359	4.7%	\$74,766	\$1,112,500	10/11/2007	11/6/2021	7.0%	996	0.0%	0.0%	100.0%
60.01% - 70.00%	9	12.5%	\$559,361	5.0%	\$62,151	\$1,702,972	4/25/2008	3/12/2021	6.1%	294	0.0%	16.0%	84.0%
70.01% - 80.00%	4	5.6%	\$69,753	0.6%	\$17,438	\$298,800	6/8/2005	6/26/2020	5.3%	468	0.0%	0.0%	100.0%
80.01% - 90.00%	7	9.7%	\$279,913	2.5%	\$39,988	\$1,623,640	7/15/2008	5/17/2016	6.2%	575	0.0%	0.0%	100.0%
90.01% - 100.00%	9	12.5%	\$113,383	1.0%	\$12,598	\$1,944,114	7/4/2008	3/16/2016	9.2%	646	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Lien Position	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
1	54	75.0%	\$9,394,407	83.6%	\$173,970	\$15,583,706	8/25/2010	4/11/2019	8.1%	421	1.8%	17.0%	81.3%
2	6	8.3%	\$1,162,429	10.3%	\$193,738	\$1,375,153	1/16/2017	1/12/2022	6.0%	111	28.3%	0.0%	71.7%
Unsecured	12	16.7%	\$680,902	6.1%	\$56,742	\$1,116,476	7/19/2011	9/12/2343	3.8%	865	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Collateral Type	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
C&I	12	16.7%	\$2,641,462	23.5%	\$220,122	\$4,773,032	12/22/2012	12/22/2016	13.1%	599	0.0%	0.0%	100.0%
Retail	8	11.1%	\$1,616,378	14.4%	\$202,047	\$1,872,759	11/4/2013	11/9/2016	6.6%	190	19.5%	38.6%	41.9%
Industrial	4	5.6%	\$1,595,939	14.2%	\$398,985	\$1,973,627	12/17/2014	8/28/2023	6.2%	391	0.0%	0.0%	100.0%
Commercial	5	6.9%	\$1,558,315	13.9%	\$311,663	\$2,691,783	11/18/2010	9/11/2021	4.7%	182	11.5%	53.7%	34.8%
Office	6	8.3%	\$1,523,272	13.6%	\$253,879	\$1,951,792	1/13/2008	8/2/2020	6.7%	560	0.0%	0.0%	100.0%
Resi	17	23.6%	\$898,357	8.0%	\$52,845	\$2,171,066	10/20/2007	2/23/2020	7.2%	720	0.0%	4.9%	95.1%
Unsecured	12	16.7%	\$680,902	6.1%	\$56,742	\$1,116,476	7/19/2011	9/12/2343	3.8%	865	0.0%	0.0%	100.0%
Mixed-Use	7	9.7%	\$613,449	5.5%	\$87,636	\$1,290,800	3/11/2010	6/22/2018	5.6%	236	0.0%	14.6%	85.4%
Multifamily	1	1.4%	\$109,664	1.0%	\$109,664	\$234,000	2/24/2006	3/25/2021	3.3%	1341	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>

Related Property State	Count	% Count	UPB	% UPB	Average Balance	Original Balance	WA Orig Date	WA Maturity	WA Coupon	WA Days PD	% Balance 0-29 Days PD	% Balance 30-89 Days PD	% Balance 90+ Days PD
LA	28	38.9%	\$1,776,375	15.8%	\$63,442	\$4,189,174	7/31/2008	7/9/2020	6.0%	651	0.0%	7.5%	92.5%
NAP	23	31.9%	\$3,300,984	29.4%	\$143,521	\$5,840,008	10/17/2012	7/13/2052	11.2%	645	0.0%	0.0%	100.0%
NJ	5	6.9%	\$1,471,569	13.1%	\$294,314	\$1,879,227	10/7/2013	7/2/2022	5.7%	322	0.0%	0.0%	100.0%
NY	3	4.2%	\$544,508	4.8%	\$181,503	\$669,800	8/27/2008	1/1/1994	6.6%	160	30.4%	0.0%	69.6%
TX	12	16.7%	\$3,903,586	34.7%	\$325,299	\$5,212,326	2/8/2011	3/15/2023	6.3%	316	8.4%	37.5%	54.1%
VA	1	1.4%	\$240,715	2.1%	\$240,715	\$284,800	3/29/2013	4/10/2023	4.2%	109	0.0%	0.0%	100.0%
<b>Grand Total</b>	<b>72</b>	<b>100.0%</b>	<b>\$11,237,737</b>	<b>100.0%</b>	<b>\$156,080</b>	<b>\$18,075,335</b>	<b>6/14/2011</b>	<b>3/14/2029</b>	<b>7.6%</b>	<b>416</b>	<b>4.4%</b>	<b>14.2%</b>	<b>81.4%</b>