

SALE ANNOUNCEMENT

\$72.8 MILLION NON-PERFORMING RESIDENTIAL MORTGAGE LOAN PORTFOLIO SALE

NATIONWIDE (PREDOMINANTLY NY, NJ, CT)

JUNE 2020



| | |
|---------------------|--|
| Loan Type: | Residential Loans – First Lien Fixed Rate and ARMs |
| Location: | Nationwide – NY (37.2%), NJ (15.2%), CT (14.6%), MD (8.7%) and IL (7.9%) |
| Performance: | Non-Performing (97.5%) and Performing (2.5%) |

Overview

\$72,806,019 (approximate current principal balance) residential loan sale (the “Loan Sale”) being conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Loan Sale Advisor”) on behalf of an undisclosed seller (the “Seller”).

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of a portfolio of non-performing residential loans (the “Loans,” “Assets” or collectively, the “Portfolio”).

Loan Sale Structure

Mission Capital is initially soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of a loan portfolio pursuant to the timeline set forth herein. Mission Capital and the Seller, 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 final bids for the Portfolio it is entirety pursuant to the timeline set forth herein. The loans are being offered on a servicing-released basis.

| State | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| NY | 85 | \$27,051,485 | 37.2% | 4.491% | \$318,253 | \$31,439,090 | 149 | 600 | 68.9% | 1.6% | 0.0% | 7.8% | 90.5% | 760 |
| NJ | 33 | \$11,055,492 | 15.2% | 4.253% | \$335,015 | \$12,498,020 | 166 | 586 | 83.2% | 6.4% | 0.0% | 10.5% | 83.1% | 593 |
| CT | 23 | \$10,639,581 | 14.6% | 4.214% | \$462,590 | \$12,243,750 | 167 | 585 | 89.1% | 3.5% | 0.0% | 12.2% | 84.3% | 501 |
| MD | 17 | \$6,310,086 | 8.7% | 4.666% | \$371,182 | \$7,275,332 | 178 | 601 | 76.0% | 0.0% | 0.0% | 22.6% | 77.4% | 523 |
| IL | 13 | \$5,730,897 | 7.9% | 5.094% | \$440,838 | \$6,345,450 | 165 | 600 | 86.6% | 0.0% | 0.0% | 1.9% | 98.1% | 634 |
| Other | 44 | \$12,018,476 | 16.5% | 4.695% | \$273,147 | \$14,250,180 | 178 | 608 | 74.6% | 2.6% | 0.0% | 15.4% | 82.0% | 495 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

Highlights

The highlights of the Loan Sale are as follows:

- The Portfolio is comprised of 215 loans with a total unpaid principal balance of \$72,806,019.
- The Portfolio features an average unpaid principal balance of \$338,633.
- The Portfolio is made up of bank originated loans that defaulted prior to COVID-19. The lender is actively pursuing foreclosure on 48% of Loans in the Portfolio.
- The Portfolio features a current LTV of 77.0%.
- The Portfolio features a weighted average origination of 12/31/2006.
- Properties securing the loans are concentrated in suburbs around major cities, which are experiencing increased demand following flight from dense population centers due to COVID-19.



Loan 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. Included in the Deal Materials will be loan-level data, loan sale overview and bidding rules, collateral exception reports and a form of Loan 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. 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.

Timeline

The transaction contemplated herein has been scheduled as follows:

| Event | Date |
|---|--------------------------|
| Distribute Sale Announcement | Thursday, June 12, 2020 |
| Indicative Bid Materials Distributed | Friday, June 12, 2020 |
| Indicative Bid Date | Thursday, June 25, 2020 |
| Final Bidder Diligence Begins | Friday, June 26, 2020 |
| Investor Comments to MLPA Due | Monday, July 6, 2020 |
| Final Bidder Diligence Ends | Monday, July 13, 2020 |
| Final Bid Date | Monday, July 13, 2020 |
| Portfolio Awarded | Tuesday, July 14, 2020 |
| 10% Deposit Received (if required) | Wednesday, July 15, 2020 |
| Mortgage Loan Purchase Agreement Executed | Wednesday, July 15, 2020 |
| Closing Date | August, 2020 |
| Servicing Transfer | TBD |

Representations & Warranties

The Seller will make their required form of Loan Sale Agreement available for review during due diligence. Pursuant to the Loan Sale Agreement, the Seller is selling the Assets of the related pool(s) subject only to those warranties and representations explicitly stated in the final Loan Sale Agreement and will be **sold on an as-is, where-is basis**.

No other Seller representations or warranties, either expressed or implied, shall apply, and it is expected that each Prospective Bidder will conduct and rely on its own due diligence. Prospective Bidders will be obligated to continue to comply with Home Affordable Modification Program (“HAMP”) on those loans subject to HAMP, if applicable.

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:

- Alter, amend, or supplement the terms and conditions of the Loan Sale or Deal Materials;
- Withdraw any or all the Assets from the Loan Sale prior to awarding the bid;
- Withdraw Assets after the awarding of the bid;
- Extend any deadline or timeframe;
- 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;
- Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- 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 Loan Sale Agreement is signed and delivered by Seller.



Mission Capital Contact Information

Asset Sale Discussions

Michael Britvan
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Asset Sale Discussion & Data

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Due Diligence

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Additional Contacts

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\$72.8 MILLION RESIDENTIAL LOAN SALE



Portfolio Strats

(Data as of 4/30/2020)

| MCA Performance Status | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|------------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Performing | 6 | \$1,830,461 | 2.5% | 2.305% | \$305,077 | \$1,589,150 | 182 | 640 | 97.6% | 100.0% | 0.0% | 0.0% | 0.0% | 2 |
| Non-Performing | 209 | \$70,975,558 | 97.5% | 4.567% | \$339,596 | \$82,462,672 | 162 | 596 | 76.5% | 0.0% | 0.0% | 11.2% | 88.8% | 641 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Days Past Due | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| 0 - 89 | 31 | \$9,785,966 | 13.4% | 4.253% | \$315,676 | \$11,632,987 | 161 | 599 | 70.3% | 18.7% | 0.0% | 81.3% | 0.0% | 73 |
| 90 - 364 | 63 | \$22,623,041 | 31.1% | 4.738% | \$359,096 | \$26,943,134 | 167 | 586 | 71.0% | 0.0% | 0.0% | 0.0% | 100.0% | 230 |
| 365 - 729 | 52 | \$19,966,998 | 27.4% | 4.686% | \$383,981 | \$22,858,319 | 157 | 586 | 87.2% | 0.0% | 0.0% | 0.0% | 100.0% | 491 |
| > 730 | 69 | \$20,430,015 | 28.1% | 4.211% | \$296,087 | \$22,617,382 | 164 | 620 | 76.9% | 0.0% | 0.0% | 0.0% | 100.0% | 1450 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Balance Range | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|-------------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| \$0 - \$200,000 | 64 | \$6,653,253 | 9.1% | 4.765% | \$103,957 | \$9,593,161 | 186 | 593 | 55.4% | 4.6% | 0.0% | 14.5% | 80.9% | 709 |
| \$200,000 - \$400,000 | 85 | \$24,289,565 | 33.4% | 4.397% | \$285,760 | \$28,957,818 | 175 | 598 | 69.8% | 4.5% | 0.0% | 12.1% | 83.4% | 665 |
| \$400,000 - \$600,000 | 41 | \$20,109,283 | 27.6% | 4.533% | \$490,470 | \$22,014,693 | 167 | 613 | 76.4% | 2.2% | 0.0% | 10.1% | 87.8% | 662 |
| \$600,000 - \$800,000 | 14 | \$9,380,406 | 12.9% | 4.671% | \$670,029 | \$10,365,050 | 143 | 588 | 83.1% | 0.0% | 0.0% | 21.6% | 78.4% | 391 |
| \$800,000 - \$1,000,000 | 9 | \$8,086,032 | 11.1% | 4.644% | \$898,448 | \$8,669,100 | 143 | 590 | 93.3% | 0.0% | 0.0% | 0.0% | 100.0% | 692 |
| > \$1,000,000 | 2 | \$4,287,480 | 5.9% | 4.049% | \$2,143,740 | \$4,452,000 | 118 | 554 | 110.2% | 0.0% | 0.0% | 0.0% | 100.0% | 441 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Collateral Type | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|------------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Single Family Detached | 160 | \$57,392,789 | 78.8% | 4.496% | \$358,705 | \$65,392,054 | 162 | 593 | 79.0% | 1.8% | 0.0% | 9.7% | 88.5% | 637 |
| PUD | 18 | \$6,746,173 | 9.3% | 4.833% | \$374,787 | \$7,808,212 | 162 | 598 | 74.3% | 0.0% | 0.0% | 9.6% | 90.4% | 533 |
| Condo | 19 | \$4,475,667 | 6.1% | 4.707% | \$235,561 | \$5,825,032 | 161 | 644 | 63.2% | 0.0% | 0.0% | 30.6% | 69.4% | 660 |
| 2-4 Family | 7 | \$2,151,686 | 3.0% | 3.476% | \$307,384 | \$2,494,150 | 178 | 618 | 65.8% | 16.6% | 0.0% | 9.4% | 74.0% | 755 |
| Cooperative Apartment | 5 | \$1,089,028 | 1.5% | 5.194% | \$217,806 | \$1,617,674 | 161 | 601 | 54.1% | 0.0% | 0.0% | 0.0% | 100.0% | 267 |
| Multifamily Unit | 2 | \$585,528 | 0.8% | 2.340% | \$292,764 | \$441,000 | 185 | 609 | 104.6% | 75.3% | 0.0% | 0.0% | 24.7% | 346 |
| Mixed Use Residential | 1 | \$193,863 | 0.3% | 5.500% | \$193,863 | \$280,000 | 187 | 583 | 48.1% | 0.0% | 0.0% | 100.0% | 0.0% | 89 |
| Mobile Home | 3 | \$171,285 | 0.2% | 6.408% | \$57,095 | \$193,700 | 230 | 522 | 110.3% | 0.0% | 0.0% | 0.0% | 100.0% | 481 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Occupancy Status | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Owner Occupied | 209 | \$71,167,144 | 97.7% | 4.501% | \$340,513 | \$81,898,622 | 162 | 597 | 77.4% | 2.6% | 0.0% | 10.2% | 87.2% | 631 |
| Investor | 3 | \$531,149 | 0.7% | 5.095% | \$177,050 | \$835,000 | 167 | 574 | 49.7% | 0.0% | 0.0% | 36.5% | 63.5% | 160 |
| Second Home | 3 | \$1,107,726 | 1.5% | 4.841% | \$369,242 | \$1,318,200 | 183 | 631 | 60.7% | 0.0% | 0.0% | 45.0% | 55.0% | 324 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| AVM LTV | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Unavailable | 2 | \$409,581 | 0.6% | 6.110% | \$204,790 | \$468,500 | 162 | 645 | 0.0% | 0.0% | 0.0% | 0.0% | 100.0% | 2000 |
| <= 50% | 62 | \$12,219,275 | 16.8% | 4.633% | \$197,085 | \$17,835,241 | 193 | 605 | 35.3% | 1.2% | 0.0% | 20.6% | 78.2% | 614 |
| 50% - 60% | 24 | \$7,992,254 | 11.0% | 4.476% | \$333,011 | \$9,401,332 | 180 | 595 | 55.7% | 0.0% | 0.0% | 5.7% | 94.3% | 508 |
| 60% - 70% | 27 | \$9,320,958 | 12.8% | 4.713% | \$345,221 | \$10,718,280 | 143 | 586 | 64.3% | 0.0% | 0.0% | 8.1% | 91.9% | 693 |
| 70% - 80% | 31 | \$11,351,938 | 15.6% | 4.848% | \$366,192 | \$12,899,014 | 153 | 601 | 75.2% | 0.0% | 0.0% | 14.5% | 85.5% | 618 |
| > 80% | 69 | \$31,512,013 | 43.3% | 4.269% | \$456,696 | \$32,729,455 | 156 | 595 | 103.9% | 5.3% | 0.0% | 8.2% | 86.5% | 618 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

\$72.8 MILLION RESIDENTIAL LOAN SALE



Portfolio Strats

(Data as of 4/30/2020)

| Loan Age | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| <= 120 | 18 | \$8,255,928 | 11.3% | 3.907% | \$458,663 | \$8,811,324 | 74 | 586 | 75.6% | 0.0% | 0.0% | 14.1% | 85.9% | 628 |
| 120 to 144 | 7 | \$5,186,225 | 7.1% | 4.530% | \$740,889 | \$5,405,850 | 134 | 582 | 101.2% | 0.0% | 0.0% | 0.0% | 100.0% | 792 |
| 144 to 168 | 49 | \$21,457,217 | 29.5% | 4.838% | \$437,902 | \$23,717,080 | 158 | 606 | 85.5% | 0.0% | 0.0% | 11.8% | 88.2% | 690 |
| 168 to 192 | 84 | \$26,874,587 | 36.9% | 4.450% | \$319,936 | \$30,346,270 | 178 | 594 | 78.1% | 6.8% | 0.0% | 10.8% | 82.4% | 528 |
| > 192 | 57 | \$11,032,062 | 15.2% | 4.463% | \$193,545 | \$15,771,298 | 214 | 600 | 47.3% | 0.0% | 0.0% | 12.2% | 87.8% | 639 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Current FICO | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Unavailable | 2 | \$213,357 | 0.3% | 5.152% | \$106,678 | \$386,874 | 212 | | 23.2% | 0.0% | 0.0% | 94.8% | 5.2% | 174 |
| <= 500 | 8 | \$2,743,475 | 3.8% | 4.704% | \$342,934 | \$3,245,200 | 149 | 474 | 77.8% | 0.0% | 0.0% | 35.3% | 64.7% | 299 |
| 500 - 550 | 40 | \$12,934,335 | 17.8% | 4.514% | \$323,358 | \$15,086,513 | 147 | 529 | 77.2% | 0.0% | 0.0% | 12.4% | 87.6% | 471 |
| 550 - 600 | 71 | \$27,715,586 | 38.1% | 4.515% | \$390,360 | \$31,380,810 | 165 | 573 | 78.8% | 2.1% | 0.0% | 8.0% | 89.9% | 554 |
| 600 - 650 | 50 | \$13,733,091 | 18.9% | 4.834% | \$274,662 | \$16,237,475 | 176 | 624 | 75.4% | 2.6% | 0.0% | 10.2% | 87.2% | 675 |
| 650 - 700 | 30 | \$9,816,178 | 13.5% | 4.134% | \$327,206 | \$11,120,700 | 169 | 671 | 81.2% | 7.4% | 0.0% | 4.3% | 88.2% | 913 |
| > 700 | 14 | \$5,649,997 | 7.8% | 4.230% | \$403,571 | \$6,594,250 | 148 | 737 | 66.1% | 2.8% | 0.0% | 20.3% | 76.8% | 848 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Rate | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| <= 3.500% | 39 | \$14,422,759 | 19.8% | 2.643% | \$369,814 | \$14,971,574 | 166 | 593 | 78.9% | 11.7% | 0.0% | 4.1% | 84.2% | 677 |
| 3.500% - 4.500% | 51 | \$18,804,505 | 25.8% | 4.087% | \$368,716 | \$20,467,424 | 142 | 602 | 85.4% | 0.0% | 0.0% | 10.5% | 89.5% | 821 |
| 4.500% - 5.500% | 82 | \$26,486,538 | 36.4% | 5.094% | \$323,007 | \$33,223,804 | 173 | 600 | 69.3% | 0.0% | 0.0% | 18.3% | 81.7% | 463 |
| 5.500% - 6.500% | 34 | \$12,284,302 | 16.9% | 5.919% | \$361,303 | \$14,287,800 | 168 | 590 | 79.4% | 1.2% | 0.0% | 4.3% | 94.5% | 544 |
| > 6.500% | 9 | \$807,915 | 1.1% | 7.139% | \$89,768 | \$1,101,220 | 171 | 549 | 64.7% | 0.0% | 0.0% | 0.0% | 100.0% | 1491 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Mod Flag | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| N | 149 | \$47,030,629 | 64.6% | 4.793% | \$315,642 | \$56,067,238 | 160 | 609 | 74.1% | 0.3% | 0.0% | 10.5% | 89.2% | 718 |
| Y | 66 | \$25,775,390 | 35.4% | 3.995% | \$390,536 | \$27,984,584 | 168 | 575 | 82.2% | 6.5% | 0.0% | 11.7% | 81.8% | 449 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| Vintage | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| Pre-2004 | 49 | \$8,888,840 | 12.2% | 4.373% | \$181,405 | \$12,884,336 | 219 | 593 | 48.7% | 0.0% | 0.0% | 9.9% | 90.1% | 665 |
| 2004 | 34 | \$8,482,355 | 11.7% | 4.154% | \$249,481 | \$10,592,992 | 188 | 603 | 60.0% | 7.9% | 0.0% | 21.3% | 70.8% | 424 |
| 2005 | 47 | \$16,541,154 | 22.7% | 4.529% | \$351,939 | \$18,300,940 | 177 | 597 | 82.5% | 7.0% | 0.0% | 6.3% | 86.7% | 537 |
| 2006 | 34 | \$13,671,569 | 18.8% | 4.871% | \$402,105 | \$15,251,180 | 166 | 606 | 78.3% | 0.0% | 0.0% | 6.0% | 94.0% | 687 |
| 2007 | 23 | \$10,222,009 | 14.0% | 4.855% | \$444,435 | \$11,085,200 | 154 | 599 | 92.7% | 0.0% | 0.0% | 21.9% | 78.1% | 713 |
| 2008 | 6 | \$2,518,078 | 3.5% | 5.008% | \$419,680 | \$2,997,250 | 144 | 617 | 70.7% | 0.0% | 0.0% | 0.0% | 100.0% | 661 |
| 2009 | 3 | \$3,697,246 | 5.1% | 4.662% | \$1,232,415 | \$3,717,000 | 134 | 570 | 114.1% | 0.0% | 0.0% | 0.0% | 100.0% | 799 |
| 2010 | 4 | \$1,245,714 | 1.7% | 3.067% | \$311,429 | \$1,125,193 | 118 | 578 | 92.5% | 0.0% | 0.0% | 0.0% | 100.0% | 1509 |
| 2011 | 1 | \$171,804 | 0.2% | 3.625% | \$171,804 | \$325,000 | 101 | 683 | 27.4% | 0.0% | 0.0% | 100.0% | 0.0% | 89 |
| 2012 | 4 | \$1,596,308 | 2.2% | 4.660% | \$399,077 | \$1,637,550 | 96 | 617 | 88.4% | 0.0% | 0.0% | 0.0% | 100.0% | 545 |
| 2013 | 2 | \$1,514,817 | 2.1% | 3.112% | \$757,408 | \$1,681,564 | 79 | 538 | 81.9% | 0.0% | 0.0% | 0.0% | 100.0% | 533 |
| 2014 | 2 | \$1,249,184 | 1.7% | 4.471% | \$624,592 | \$1,332,000 | 72 | 623 | 64.5% | 0.0% | 0.0% | 0.0% | 100.0% | 920 |
| 2015 | 2 | \$1,611,394 | 2.2% | 3.642% | \$805,697 | \$1,660,000 | 60 | 523 | 67.0% | 0.0% | 0.0% | 0.0% | 100.0% | 354 |
| 2016 | 2 | \$400,556 | 0.6% | 3.719% | \$200,278 | \$414,580 | 42 | 570 | 66.2% | 0.0% | 0.0% | 0.0% | 100.0% | 629 |
| 2017 | 2 | \$994,991 | 1.4% | 3.792% | \$497,495 | \$1,047,037 | 35 | 648 | 80.7% | 0.0% | 0.0% | 100.0% | 0.0% | 89 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

\$72.8 MILLION RESIDENTIAL LOAN SALE



Portfolio Strats

(Data as of 4/30/2020)

| State | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--------------------|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| NY | 85 | \$27,051,485 | 37.2% | 4.491% | \$318,253 | \$31,439,090 | 149 | 600 | 68.9% | 1.6% | 0.0% | 7.8% | 90.5% | 760 |
| NJ | 33 | \$11,055,492 | 15.2% | 4.253% | \$335,015 | \$12,498,020 | 166 | 586 | 83.2% | 6.4% | 0.0% | 10.5% | 83.1% | 593 |
| CT | 23 | \$10,639,581 | 14.6% | 4.214% | \$462,590 | \$12,243,750 | 167 | 585 | 89.1% | 3.5% | 0.0% | 12.2% | 84.3% | 501 |
| MD | 17 | \$6,310,086 | 8.7% | 4.666% | \$371,182 | \$7,275,332 | 178 | 601 | 76.0% | 0.0% | 0.0% | 22.6% | 77.4% | 523 |
| IL | 13 | \$5,730,897 | 7.9% | 5.094% | \$440,838 | \$6,345,450 | 165 | 600 | 86.6% | 0.0% | 0.0% | 1.9% | 98.1% | 634 |
| MA | 10 | \$4,241,112 | 5.8% | 4.410% | \$424,111 | \$4,613,430 | 162 | 651 | 89.2% | 3.5% | 0.0% | 7.9% | 88.6% | 924 |
| VA | 15 | \$3,063,721 | 4.2% | 5.334% | \$204,248 | \$3,678,900 | 181 | 579 | 71.7% | 0.0% | 0.0% | 25.7% | 74.3% | 277 |
| GA | 6 | \$1,123,814 | 1.5% | 5.034% | \$187,302 | \$1,620,350 | 223 | 585 | 46.8% | 0.0% | 0.0% | 44.4% | 55.6% | 221 |
| NC | 4 | \$868,894 | 1.2% | 5.545% | \$217,223 | \$982,820 | 179 | 634 | 63.3% | 0.0% | 0.0% | 0.0% | 100.0% | 504 |
| FL | 2 | \$755,061 | 1.0% | 6.000% | \$377,530 | \$917,750 | 177 | 628 | 105.2% | 0.0% | 0.0% | 0.0% | 100.0% | 204 |
| PA | 3 | \$682,473 | 0.9% | 2.840% | \$227,491 | \$781,250 | 185 | 545 | 69.0% | 23.3% | 0.0% | 33.6% | 43.1% | 174 |
| CA | 1 | \$647,477 | 0.9% | 2.000% | \$647,477 | \$750,000 | 184 | 559 | 50.6% | 0.0% | 0.0% | 0.0% | 100.0% | 152 |
| DC | 1 | \$279,832 | 0.4% | 5.250% | \$279,832 | \$329,500 | 180 | 525 | 47.6% | 0.0% | 0.0% | 0.0% | 100.0% | 274 |
| RI | 1 | \$276,989 | 0.4% | 4.750% | \$276,989 | \$480,000 | 164 | 578 | 51.8% | 0.0% | 0.0% | 0.0% | 100.0% | 152 |
| MI | 1 | \$79,103 | 0.1% | 4.500% | \$79,103 | \$96,180 | 174 | 576 | 62.6% | 0.0% | 0.0% | 0.0% | 100.0% | 152 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| MSA | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|--|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| New York-Northern New Jersey-Long Island, NY-NJ-PA | 100 | \$34,680,195 | 47.6% | 4.448% | \$346,802 | \$39,821,984 | 155 | 595 | 73.5% | 3.8% | 0.0% | 8.9% | 87.3% | 700 |
| Bridgeport-Stamford-Norwalk, CT | 22 | \$10,284,131 | 14.1% | 4.196% | \$467,461 | \$11,779,750 | 166 | 587 | 87.9% | 3.6% | 0.0% | 12.6% | 83.8% | 510 |
| Chicago-Naperville-Joliet, IL-IN-WI | 13 | \$5,730,897 | 7.9% | 5.094% | \$440,838 | \$6,345,450 | 165 | 600 | 86.6% | 0.0% | 0.0% | 1.9% | 98.1% | 634 |
| Washington-Arlington-Alexandria, DC-VA-MD-WV | 18 | \$5,706,996 | 7.8% | 4.616% | \$317,055 | \$6,654,782 | 179 | 612 | 74.4% | 0.0% | 0.0% | 18.9% | 81.1% | 538 |
| Baltimore-Towson, MD | 7 | \$2,997,780 | 4.1% | 5.385% | \$428,254 | \$3,502,950 | 175 | 561 | 70.8% | 0.0% | 0.0% | 38.0% | 62.0% | 217 |
| Poughkeepsie-Newburgh-Middletown, NY | 14 | \$2,660,916 | 3.7% | 3.704% | \$190,065 | \$2,964,976 | 137 | 599 | 73.0% | 0.0% | 0.0% | 6.5% | 93.5% | 997 |
| Boston-Cambridge-Quincy, MA-NH | 6 | \$2,104,292 | 2.9% | 4.299% | \$350,715 | \$2,421,430 | 167 | 596 | 100.6% | 7.1% | 0.0% | 0.0% | 92.9% | 1098 |
| Barnstable Town, MA | 3 | \$1,422,977 | 2.0% | 4.468% | \$474,326 | \$1,467,000 | 155 | 678 | 88.7% | 0.0% | 0.0% | 23.4% | 76.6% | 626 |
| Virginia Beach-Norfolk-Newport News, VA-NC | 3 | \$1,166,826 | 1.6% | 5.159% | \$388,942 | \$1,320,800 | 177 | 609 | 74.8% | 0.0% | 0.0% | 0.0% | 100.0% | 510 |
| Other | 29 | \$6,051,009 | 8.3% | 4.628% | \$208,655 | \$7,772,700 | 184 | 605 | 65.8% | 0.0% | 0.0% | 12.1% | 87.9% | 329 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

| NYC Concentration Property Mapping | Count | UPB | % UPB | WAC | Average Balance | Original Balance | Loan Age | Current FICO | AVM LTV | % Current | % 30 DPD | % 60 DPD | % 90+ DPD | DPD |
|---|------------|---------------------|---------------|---------------|------------------|---------------------|------------|--------------|--------------|-------------|-------------|--------------|--------------|------------|
| New Jersey | 33 | \$11,055,492 | 15.2% | 4.253% | \$335,015 | \$12,498,020 | 166 | 586 | 83.2% | 6.4% | 0.0% | 10.5% | 83.1% | 593 |
| Connecticut | 23 | \$10,639,581 | 14.6% | 4.214% | \$462,590 | \$12,243,750 | 167 | 585 | 89.1% | 3.5% | 0.0% | 12.2% | 84.3% | 501 |
| Long Island | 28 | \$9,084,280 | 12.5% | 4.480% | \$324,439 | \$10,061,610 | 151 | 592 | 59.0% | 0.0% | 0.0% | 0.0% | 100.0% | 799 |
| Rockland, Orange, Ulster, Sullivan, Dutchess & Putnam | 36 | \$7,232,665 | 9.9% | 4.207% | \$200,907 | \$8,534,719 | 150 | 613 | 76.9% | 6.1% | 0.0% | 2.4% | 91.5% | 1102 |
| NYC | 14 | \$5,425,214 | 7.5% | 4.727% | \$387,515 | \$7,044,761 | 138 | 618 | 53.5% | 0.0% | 0.0% | 27.3% | 72.7% | 489 |
| Westchester County | 7 | \$5,309,326 | 7.3% | 4.654% | \$758,475 | \$5,798,000 | 156 | 575 | 90.6% | 0.0% | 0.0% | 8.7% | 91.3% | 505 |
| Pennsylvania | 3 | \$682,473 | 0.9% | 2.840% | \$227,491 | \$781,250 | 185 | 545 | 69.0% | 23.3% | 0.0% | 33.6% | 43.1% | 174 |
| Other | 71 | \$23,376,987 | 32.1% | 4.839% | \$329,253 | \$27,089,712 | 174 | 606 | 78.1% | 0.6% | 0.0% | 13.5% | 85.9% | 546 |
| Grand Total | 215 | \$72,806,019 | 100.0% | 4.510% | \$338,633 | \$84,051,822 | 163 | 597 | 77.0% | 2.5% | 0.0% | 10.9% | 86.6% | 623 |

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.