

SALE ANNOUNCEMENT

\$5,269,310 LEGACY LOAN PORTFOLIO SALE

Collateral Types: Retail (27.6% of UPB), CRE-Other (22.9%), Industrial (12.3%), Other (37.3%)

Performing (97.2% of UPB) & Non-Performing (2.8%)

Location: Nationwide

Overview Summary

\$5,269,310 Legacy Loan 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 loans secured by various collateral located throughout the United States as well as judgments (the "Portfolio" 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 (a) the entire portfolio, (b) any pool individually, or (c) any combination of pools 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 loans secured by various collateral located throughout the United States as well as judgments.

- The portfolio is being sold as a result of a fund winddown.
- A significant majority of loans in the portfolio feature a personal guaranty.
- The average balance of the portfolio is \$63,486 and the largest loan is \$506,792.
- The portfolio consists of well seasoned loans and features a weighted average loan age of 229 months. Loans in the portfolio produced \$1.2mm in cash flow over the previous 24 months.
- Detailed Portfolio Stratifications may be found in Exhibit A (pg. 4-5).

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+
Pool	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD
Perf-1	22	\$2,553,845	\$116,084	\$6,844,428	2/7/2001	4/6/2031	4.5%	235	94.4%	5.2%	0.5%
Perf-2	55	\$1,437,349	\$26,134	\$7,472,800	9/7/1996	2/18/2026	4.1%	288	96.9%	3.1%	0.0%
Perf-3	6	\$1,278,116	\$213,019	\$2,953,149	12/18/2007	8/27/2026	4.7%	152	90.4%	9.6%	0.0%
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%



Sale Process

Bidders are subject to qualification by Mission and/or Seller (qualification process will be initiated by Mission as deemed necessary). Access to the Due Diligence Materials will be provided to Bidders solely at the discretion of Mission and/or the Seller and may be withheld for any reason.

The Seller, in conjunction with Mission, have prepared a comprehensive array of due diligence data (the "Due Diligence Materials"), which will be made available to Bidders that have executed, and are subject to the terms of, the Confidentiality Agreement (the "Confidentiality Agreement"), which can be accessed on the transaction offering email or by visiting www.missioncap.com/transactions. Included in the Due Diligence Materials will be data tape for the Assets (the "Data Tape") prepared by Mission, comprehensive bidding instructions, the terms of sale and the Seller's required form of Loan Purchase Agreement for Sale and Purchase of Assets (the "Loan Purchase Agreement").

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

After receipt of indicative bids, Mission, in conjunction with the Seller, will select Final Bidders to complete final due diligence before submitting non-contingent offers on the Final Bid Date (the acceptance of which by Seller will require immediate execution of pre-negotiated Loan Purchase Agreement by Prospective Bidder accompanied by a 10% non-refundable wire funds deposit).

Event	Date
Sale Announcement Distributed	Monday, August 3, 2020
Initial Data Distribution	Tuesday, August 4, 2020
Indicative Bid Date	Tuesday, August 25, 2020
Comments to LSA Due	Friday, September 4, 2020
Best & Final Bid Date	Tuesday, September 15, 2020
Winning Bidder Selected	Wednesday, September 16, 2020
10% Non-Refundable Deposit Due	Thursday, September 17, 2020
Closing Date	Wednesday, September 23, 2020

Additional information will be provided to Bidders via Mission's online due diligence site. Such information may include detailed loan documents, pay histories, environmental reports, litigation documents (if applicable), and financial statements, in both computer file and imaged formats.

Please e-sign or return an executed Confidentiality Agreement to Katie Juarez at 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 are to be contacted. Investors are required to strictly adhere to the terms of the Confidentiality Agreement.

Loan Purchase Agreement

The Seller will make its required form of Loan Purchase Agreement available to Bidders. Comments to the Loan Purchase Agreement are due prior to the final bid date. Pursuant to the Loan Purchase Agreement, the Seller is selling its Loans subject only to those representations and warranties explicitly stated in the Loan Purchase Agreement. No other representations or warranties, either expressed or implied, shall apply.

No obligation to sell shall be binding on Seller unless and until a Loan Purchase Agreement is signed and delivered by Seller and Seller has received the earnest money in accordance with the Loan Purchase Agreement.



Disclaimer

NO OBLIGATION TO SELL SHALL BE BINDING ON SELLER UNLESS AND UNTIL A WRITTEN CONTRACT OF SALE OR LOAN PURCHASE AGREEMENT IS SIGNED AND DELIVERED BY SELLER. THE SELLER RESERVES THE RIGHT, AT ITS SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE LOANS FROM THE LOAN SALE, AT ANY TIME. THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE LOANS. 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 OF ANY COLLATERAL. ONLY THOSE AND THE VALUE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE APPLICABLE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN PURCHASE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Mission Capital Contacts

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Exhibit A - Portfolio Stratifications

Data as of 8/31/2020

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Pool	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Perf-1	22	\$2,553,845	\$116,084	\$6,844,428	2/7/2001	4/6/2031	4.5%	235	94.4%	5.2%	0.5%	\$42,236	\$479,094
Perf-2	55	\$1,437,349	\$26,134	\$7,472,800	9/7/1996	2/18/2026	4.1%	288	96.9%	3.1%	0.0%	\$44,019	\$489,917
Perf-3	6	\$1,278,116	\$213,019	\$2,953,149	12/18/2007	8/27/2026	4.7%	152	90.4%	9.6%	0.0%	\$10,001	\$268,891
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA		9	% Balance 0-29	% Balance 30- %	6 Balance 90+	T-12 Cash	T-24 Cash
MCA Status	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Performing	79	\$5,120,810	\$64,820	\$16,660,577	10/6/2001	11/1/2028	4.4%	227	96.6%	3.4%	0.0%	\$95,382	\$1,211,775
Non-Performing	4	\$148,500	\$37,125	\$609,800	8/26/1994	3/8/2025	4.1%	312	7.0%	84.8%	8.2%	\$874	\$26,126
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Vintage	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Pre-2005	75	\$3,059,255	\$40,790	\$13,152,728	9/13/1996	1/8/2026	4.1%	288	93.8%	5.8%	0.4%	\$80,348	\$889,493
2005	1	\$290,562	\$290,562	\$1,000,000	4/14/2005	4/1/2025	4.8%	185	100.0%	0.0%	0.0%	\$5,795	\$78,628
2006	1	\$335,823	\$335,823	\$475,000	11/21/2006	12/1/2036	4.0%	165	100.0%	0.0%	0.0%	\$3,150	\$40,950
2007	1	\$503,540	\$503,540	\$1,050,000	9/28/2007	10/1/2027	4.8%	155	100.0%	0.0%	0.0%	\$0	\$84,193
2008	2	\$725,381	\$362,690	\$969,500	11/17/2008	5/7/2039	5.4%	141	100.0%	0.0%	0.0%	\$5,604	\$69,437
2009	1	\$114,152	\$114,152	\$200,000	8/24/2009	9/1/2029	4.6%	132	100.0%	0.0%	0.0%	\$1,359	\$15,595
2010	1	\$117,532	\$117,532	\$173,149	5/24/2010	10/1/2027	4.8%	123	100.0%	0.0%	0.0%	\$0	\$19,381
2014	1	\$123,067	\$123,067	\$250,000	10/6/2014	9/1/2023	4.5%	71	0.0%	100.0%	0.0%	\$0	\$40,224
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Rate Type	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Fixed	72	\$3,452,515	\$47,952	\$12,864,728	9/24/1998	1/1/2028	4.4%	263	91.0%	8.7%	0.4%	\$74,678	\$867,942
Floating	11	\$1,816,795	\$165,163	\$4,405,649	12/12/2006	2/25/2030	4.6%	165	100.0%	0.0%	0.0%	\$21,579	\$369,959
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Rate Bucket	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
2.01% - 4.00%	70	\$3,085,248	\$44,075	\$12,133,800	5/21/1997	5/3/2027	4.0%	279	93.9%	5.7%	0.4%	\$71,955	\$798,102
4.01% - 6.00%	11	\$2,099,765	\$190,888	\$4,668,149	12/9/2007	12/30/2030	5.0%	153	94.1%	5.9%	0.0%	\$20,607	\$401,235
6.01% - 8.00%	2	\$84,297	\$42,149	\$468,428	8/4/1995	3/15/2024	6.9%	301	100.0%	0.0%	0.0%	\$3,694	\$38,564
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA		%	Balance 0-29	% Balance 30- %	% Balance 90+	T-12 Cash	T-24 Cash
Balance Bucket	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
\$0,000 - \$500,000	81	\$4,258,978	\$52,580	\$15,522,877	12/13/1999	7/29/2027	4.2%	249	92.7%	7.0%	0.3%	\$92,103	\$1,103,870
\$500,000 - \$1,000,000	2	\$1,010,332	\$505,166	\$1,747,500	5/14/2008	8/22/2033	5.3%	148	100.0%	0.0%	0.0%	\$4,153	\$134,032
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Amortization	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
NegAm	1	\$223,530	\$223,530	\$211,200	5/19/1995	5/19/2025	4.0%	303	100.0%	0.0%	0.0%	\$4,749	\$63,737
10.01% - 20.00%	1	\$218,589	\$218,589	\$272,000	8/12/2008	1/1/2039	4.4%	145	100.0%	0.0%	0.0%	\$1,451	\$19,598
20.01% - 30.00%	2	\$842,615	\$421,307	\$1,172,500	2/26/2008	6/20/2038	5.1%	150	100.0%	0.0%	0.0%	\$7,303	\$90,789
30.01% - 40.00%	2	\$140,843	\$70,422	\$210,649	4/13/2009	9/27/2028	4.8%	137	100.0%	0.0%	0.0%	\$202	\$21,821
40.01% - 50.00%	1	\$114,152	\$114,152	\$200,000	8/24/2009	9/1/2029	4.6%	132	100.0%	0.0%	0.0%	\$1,359	\$15,595
50.01% - 60.00%	4	\$829,122	\$207,281	\$1,761,900	5/25/2007	8/24/2026	4.6%	159	85.2%	14.8%	0.0%	\$3,729	\$165,871
60.01% - 70.00%	14	\$1,143,682	\$81,692	\$3,362,700	7/2/1997	7/3/2027	4.0%	278	96.6%	2.3%	1.1%	\$24,575	\$200,763
70.01% - 80.00%	20	\$1,008,903	\$50,445	\$3,850,128	8/12/1998	8/2/2025	4.4%	265	85.3%	14.7%	0.0%	\$18,785	\$248,067
80.01% - 90.00%	23	\$590,804	\$25,687	\$3,819,600	5/24/1994	6/13/2024	4.0%	315	100.0%	0.0%	0.0%	\$18,360	\$228,379
90.01% - 100.00%	15	\$157,071	\$10,471	\$2,409,700	1/27/1997	7/24/2022	4.7%	283	98.7%	1.3%	0.0%	\$15,743	\$183,281
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901



Exhibit A – Portfolio Stratifications (Con't)

			Average	Original	WA Orig	WA		9	6 Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Lien Position	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
First	34	\$4,239,273	\$124,685	\$11,525,077	6/24/2002	8/8/2029	4.5%	218	95.9%	3.8%	0.3%	\$66,636	\$853,031
Subordinate	46	\$994,853	\$21,627	\$5,372,600	11/22/1997	3/16/2025	4.1%	273	87.6%	12.4%	0.0%	\$28,837	\$363,784
NAV	3	\$35,184	\$11,728	\$372,700	1/19/1995	1/18/2025	4.0%	307	53.4%	46.6%	0.0%	\$783	\$21,087
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA			% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
MCA Collateral Type	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Retail	16	\$1,451,707	\$90,732	\$4,098,749	8/12/2001	1/13/2027	4.3%	229	97.7%	2.3%	0.0%	\$17,677	\$271,931
CRE-Other	18	\$1,207,130	\$67,063	\$4,725,000	9/20/1996	2/8/2026	4.1%	287	90.8%	8.2%	1.0%	\$32,763	\$353,658
Industrial	10	\$646,142	\$64,614	\$2,569,000	5/6/2000	10/31/2025	4.3%	244	95.9%	4.1%	0.0%	\$15,014	\$179,202
Condominium	2	\$530,103	\$265,052	\$735,000	10/4/2008	3/30/2039	5.8%	143	100.0%	0.0%	0.0%	\$4,355	\$52,278
Office	5	\$433,895	\$86,779	\$1,054,800	8/17/2004	11/10/2031	4.4%	192	100.0%	0.0%	0.0%	\$6,782	\$80,277
Mixed-Use	1	\$335,823	\$335,823	\$475,000	11/21/2006	12/1/2036	4.0%	165	100.0%	0.0%	0.0%	\$3,150	\$40,950
1-4 Family	5	\$262,566	\$52,513	\$602,500	4/18/2010	6/2/2026	4.5%	124	53.1%	46.9%	0.0%	\$1,662	\$63,315
Multifamily	14	\$207,883	\$14,849	\$1,282,528	8/17/1994	7/25/2024	5.0%	312	100.0%	0.0%	0.0%	\$7,107	\$84,680
C&I	4	\$111,737	\$27,934	\$950,100	5/28/1995	5/26/2025	4.0%	303	85.3%	14.7%	0.0%	\$3,593	\$59,505
Hospitality	4	\$68,158	\$17,039	\$696,600	11/16/1994	11/15/2024	4.0%	309	100.0%	0.0%	0.0%	\$3,902	\$47,222
Land	4	\$14,166	\$3,542	\$81,100	9/2/1995	9/1/2025	3.9%	300	85.5%	14.5%	0.0%	\$251	\$4,882
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA		9	% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Collateral State	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
Other	37	\$2,481,914	\$67,079	\$8,009,828	7/24/2000	6/11/2030	4.6%	241	96.9%	3.1%	0.0%	\$50,957	\$517,721
CT	6	\$1,278,116	\$213,019	\$2,953,149	12/18/2007	8/27/2026	4.7%	152	90.4%	9.6%	0.0%	\$10,001	\$268,891
CA	30	\$1,154,134	\$38,471	\$4,691,900	5/27/1998	5/23/2028	4.0%	267	90.3%	8.6%	1.1%	\$26,576	\$354,549
FL	10	\$355,147	\$35,515	\$1,615,500	10/15/1995	7/12/2025	4.0%	299	99.9%	0.1%	0.0%	\$8,722	\$96,740
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA		9	% Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Deficiency	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
N	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901

			Average	Original	WA Orig	WA		9	6 Balance 0-29	% Balance 30-	% Balance 90+	T-12 Cash	T-24 Cash
Judgement Flag	Count	UPB	Balance	Balance	Date	Maturity	WA Coupon	WALA	Days PD	89 Days PD	Days PD	Flow	Flow
NAP	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901
Grand Total	83	\$5,269,310	\$63,486	\$17,270,377	7/24/2001	9/27/2028	4.4%	229	94.1%	5.7%	0.2%	\$96,256	\$1,237,901