

SALE ANNOUNCEMENT

\$6.3 MILLION RESIDENTIAL LOAN PORTFOLIO SALE

LOAN TYPE:	1 st Lien (100%) Residential Loans
LOCATION:	Primarily Tri-State Area - NY (73.5%), NJ (18.1%), CA (4.6%), VT (3.8%)
PERFORMANCE:	Non-Performing (80.9%), Performing (19.1%)

OVERVIEW

On behalf of an undisclosed seller (the “Seller”), Mission Capital Advisors, LLC (“Mission Capital” or “Loan Sale Advisor”) is pleased to announce the sale (the “Loan Portfolio Sale”) of approximately \$6.3 million performing and non-performing conventional residential mortgage loans (the “Loans,” “Assets” or collectively, the “Portfolio”).

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of the Portfolio, which consists of 9 loans located primarily in the tri-state area. The loans have a weighted average loan age of 190 months and are 19.1% performing and 80.1% non-performing, as of 10/13/22. The Seller is looking to transact on all, or close to all, of the Loans in the Portfolio.

SALE STRUCTURE

Mission Capital is initially soliciting bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Loans in the Portfolio. The Portfolio is being offered via a **one-round, final bid process. The Loans will be offered on a loan-level basis and bids should be placed accordingly, though full pool bids will be viewed favorably.**

Mission Capital and the Seller, at the sole and absolute discretion of the Seller, is inviting bidders to complete due diligence and submit non-contingent final bid(s) for the Portfolio pursuant to the timeline set forth herein. The Loans are being offered on a servicing-released basis.

HIGHLIGHTS & SALE SUMMARY

The highlights of the assets in the Loan Portfolio Sale are as follows (information is by UPB as of 10/13/22):

- The Portfolio consists of 9 loans with \$4,597,206 in Unpaid Principal Balance and \$6,313,105 in Total Debt Outstanding.
- 19.1% of the loans are performing and 80.9% are non-performing. 55% of the Portfolio is already in Foreclosure.
- The Portfolio has a weighted average origination date of 10/16/2006 and a WA maturity date of 1/5/2039.
- The Portfolio is mainly located in the Tri-State area. 73.5% of the Portfolio is located in NY, 18.1% is in NJ, 4.6% is in CA, and 3.8% is in VT.
- The Portfolio features a weighted average interest rate of 7.824%. 100% of the loans are Fixed Rate.
- The Portfolio features an LTV of 53.4% and CLTV of 58.7%

PORTFOLIO METRICS (as of 10/13/22)

Performance Status	Count	UPB	% UPB	Total Debt	WAC	Average Balance	WALA	WAM	Current LTV	Current CLTV
Performing	3	\$916,325	19.9%	\$980,272	4.509%	\$305,442	203	390	60.3%	65.2%
Non-Performing	6	\$3,680,881	80.1%	\$5,332,833	8.649%	\$613,480	186	146	51.6%	57.0%
Grand Total	9	\$4,597,206	100.0%	\$6,313,105	7.824%	\$510,801	190	194	53.4%	58.7%

*Total Debt is made up of Unpaid Principal, Deferred Principal, Accrued & Deferred Interest, Default Interest, Total Advances, and Total Unpaid Charges

LOAN SALE PROCESS

The Seller, in conjunction with Mission Capital, has prepared a set of deal materials (the “Deal Materials”) which will be made available to Prospective Bidders executing the Confidentiality Agreement (the “Confidentiality Agreement”). The Confidentiality Agreement can be accessed via the offering email. Upon execution of the Confidentiality Agreement, prospective bidders will receive loan level data, collateral exception reports, bidder instructions, imaged loans files, a form Master Loan Purchase Agreement (the “MLPA”), and pay histories.

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 an executed Confidentiality Agreement (or proposed changes in redline format) to nda@missioncap.com. Please note that executed Confidentiality Agreements with no requested revisions will be processed in top priority.

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

AGREEMENTS

Pursuant to the Sale, the Assets will be sold on an agreed-upon MLPA.

During the diligence period, the Seller will make available for review agreements that will govern the Loan Portfolio Sale. Material amendments to the proposed MLPA may not be considered.

RESERVATION OF RIGHTS

The Seller, at its sole and absolute discretion, reserves the right to, at any time and without obligation to any Prospective Bidder:

- a) Alter, amend, or supplement the terms and conditions of the Loan Portfolio Sale or Deal Materials;
- b) Withdraw any or all the Assets from the Loan Portfolio Sale prior to awarding the bid;
- c) Withdraw Assets after the awarding of the bid, but prior to closing;
- d) Extend any deadline or time frame;
- e) Accept any bid in accordance with the bidding rules, whether or not it is the highest bid, waive any technical defects therein and/or reject any and all bids;
- f) Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- g) Not award all or any of the Portfolio and reject any or all bids.

No obligation to sell shall be binding on Seller unless and until all transaction documents are signed and delivered by Seller.

TIMELINE

The schedule for the transaction contemplated is as follows:

Event	Date
Sale Announcement Distributed	Tuesday, November 8, 2022
Initial Data Distribution	Wednesday, November 9, 2022
Best & Final Bid Date	Thursday, December 1, 2022
Winning Bidder Selected	Friday, December 2, 2022
Closing Date (On or Before)	Monday, December 12, 2022

The Seller has the ability to revise this timeline or cancel this sale in its sole discretion.

OFFERING ACCESS

For additional information, please contact members of the transaction team.

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DISCLAIMER:

THIS DOCUMENT HAS BEEN PREPARED BY THE LOAN SALE ADVISOR IN RELATION TO THE POTENTIAL SALE OF THE PORTFOLIO, AND IS BEING DISTRIBUTED BY THE LOAN SALE ADVISOR FOR INFORMATION PURPOSES ONLY. ALL INFORMATION IS INDICATIVE ONLY AND MAY BE AMENDED, SUPERSEDED OR REPLACED BY SUBSEQUENT SUMMARIES. THE FINAL TERMS AND CONDITIONS OF ANY TRANSACTION WILL BE SET OUT IN FULL IN THE APPLICABLE BINDING TRANSACTION DOCUMENT(S).

ANY INVESTMENT INVOLVES A HIGH DEGREE OF RISK INCLUDING THE POSSIBLE LOSS OF A SUBSTANTIAL PART, OR EVEN THE ENTIRE AMOUNT OF AN INVESTMENT. EACH INVESTOR MUST BE PREPARED TO BEAR THE ECONOMIC RISK OF AN INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

THE ASSET PORTFOLIO HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), THE SECURITIES LAWS OF ANY STATE OR THE SECURITIES LAWS OF ANY OTHER JURISDICTION, NOR IS SUCH REGISTRATION CONTEMPLATED.