

SALE ANNOUNCEMENT

\$16.9MM RESIDENTIAL & MULTIFAMILY NON-PERFORMING LOAN & REO PORTFOLIO SALE

LOAN TYPE:	1 st Lien Residential and Multifamily Bridge NPLs and REOs
LOCATION:	Nationwide
PERFORMANCE:	Defaulted (45.26%), In Foreclosure (33.63%), REO (21.11%)

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 “Portfolio Sale”) of a \$16.9 million Residential and Multifamily Bridge NPL and REO portfolio (the “Assets,” or collectively, the “Portfolio”).

SALE STRUCTURE

Mission Capital is soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the purchase of the Assets in the Portfolio. The Assets will be marketed in two pools (the “Pools”). **Full pool bids are encouraged, though carve bid submissions and individual loan-level submissions will be considered.**

Mission Capital and the Seller, at the sole and absolute discretion of the Seller, will invite final bidder(s) (the “Final Bidder(s)”) to complete due diligence and submit non-contingent final bid(s) for the Assets, pursuant to the timeline set forth herein. The Assets are being offered on a servicing-released basis.

HIGHLIGHTS & SALE SUMMARY

The highlights of the Assets in the Portfolio Sale are as follows (information is by UPB as of 8/7/25):

- The Portfolio consists of 42 assets with a UPB of \$16,972,157.
- Pool 1 consists of 34 assets secured by 1-4 Family / Residential Land properties with a UPB of \$10,519,689 and Pool 2 consists of 8 Multifamily / Mixed-Use assets with a UPB of \$6,452,468.
- 37.48% of the Assets in Pool 1 are in foreclosure, 31.78% are in default, and 30.74% are REO. 27.35% of the Assets in Pool 2 are in foreclosure, 67.23% are in default, and 5.42% are REO.
- Pool 1 features an original Loan-To-AIV of 68.04% and an original Loan-To-ARV of 39.93%. Pool 2 features an original Loan-To-AIV of 76.03% and an original Loan-To-ARV of 48.28%.
- Pool 1 features a weighted-average (“WA”) interest rate of 11.35% and WA Default Rate of 22.90%. Pool 2 features a weighted-average (“WA”) interest rate of 11.72% and WA Default Rate of 26.51%.
- Updated BPOs from Clear Capital on all assets have been ordered and will be provided during the indicative bid round.

PORTFOLIO METRICS SUMMARY (Data as of 8/7/25)

Loan Status	Loan Count	Current UPB	% UPB	Total Loan Amount	WA Orig LTAIV	WA Orig LTVARV	WA Note Rate	WA Maturity Date	WA Default Rate %
Pool 1 - 1-4 Family / Residential Land	34	\$10,519,689	61.98%	\$12,585,484	68.04%	39.93%	11.35%	6/28/2024	22.90%
In Foreclosure	11	\$3,942,892	23.23%	\$4,743,465	62.61%	42.23%	10.71%	4/7/2024	25.58%
Defaulted	11	\$3,343,403	19.70%	\$4,193,019	68.53%	29.96%	12.20%	2/12/2025	23.49%
REO	12	\$3,233,394	19.05%	\$3,649,000	74.15%	47.44%	11.26%	2/11/2024	19.00%
Pool 2 - Multifamily / Mixed-Use	8	\$6,452,468	38.02%	\$8,204,250	76.03%	48.28%	11.72%	1/15/2025	26.51%
Defaulted	4	\$4,338,288	25.56%	\$5,211,500	80.65%	43.98%	11.89%	3/23/2025	29.93%
In Foreclosure	3	\$1,764,654	10.40%	\$2,372,750	63.88%	51.57%	11.48%	8/8/2024	20.20%
REO	1	\$349,526	2.06%	\$620,000	80.00%	84.93%	10.75%	12/31/2024	16.00%
Grand Total	42	\$16,972,157	100.00%	\$20,789,734	71.07%	43.10%	11.49%	9/12/2024	24.27%

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 can be accessed via the offering email and on market.missioncap.com. Upon execution of the Confidentiality Agreement, Prospective Bidders will receive loan level data, inspection reports, pay histories, servicing comments, updated third-party valuation reports, and bidder instructions. Final Bidders will then receive access to imaged asset files, guarantor financials, and a form Master Loan Purchase Agreement (the “MLPA”).

Bidders will be provided Deal Materials via Mission Capital’s online due diligence site and be required to designate individuals to whom Deal Material 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 Final Bid Round, the Seller will make available agreement(s) that will govern the 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 Portfolio Sale or Deal Materials;
- b) Withdraw any or all of the Assets from the 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 timeframe;
- e) Accept any bid in accordance with the bidding rules, whether or not it is the highest bid, waive any technical defects therein and/or reject any and all bids;
- f) Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- g) Not award all or any of the Portfolio and reject any or all bids

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

TIMELINE

The schedule for the transaction is as follows:

Loan Sale Timeline	
Event	Date
Sale Announcement Distributed	Wednesday, August 27, 2025
Initial Data Distribution	Thursday, August 28, 2025
Indicative Bid Date	Wednesday, September 17, 2025
Best & Final Bid Date	Tuesday, October 14, 2025
Winning Bidder Selected	Wednesday, October 15, 2025
Executed Contract	Friday, October 17, 2025
Closing Date (On or Before)	Friday, October 24, 2025

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.

TRANSACTION TEAM CONTACT INFORMATION

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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 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.