



MIAC

Analytical Solutions for the Financial Industry

OPEN BOX TECHNOLOGY

**\$285.27 Million GNMA Multifamily and Healthcare
Servicing Offering
Offering C1-0124**

Bid Date: 02/08/2024

Bids are due by 5:00 PM EST

**MIAC Analytics
521 Fifth Avenue 6th Floor
New York, NY 10175
TEL: (212) 233-1250
FAX: (212) 233-2265**



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MIAC Analytics, as exclusive representative for the Seller, is pleased to offer for your review and consideration a \$285.27 million Ginnie Mae multifamily and healthcare servicing rights portfolio. The portfolio is being offered by a East Coast commercial real estate lender.

Key portfolio characteristics include:

**Percentages below represented as % of loan count*

- \$25,933,662 Average Loan Size
- 100% GNMA
- Weighted average interest rate of 2.943%
- No delinquencies
- Weighted average loan Age of 27 months

Data contained in this offering is provided by the Seller and is as of 12/29/2023. While the Seller believes the information provided is reliable, no guarantee, representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information and no audit was performed. Prospective buyers should conduct their own review and analysis of the data and other information described herein. The Seller reserves the right to accept or reject any offer in its sole and absolute discretion.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representatives with any questions on the portfolio sale. The loan level data will be furnished only under NDA.



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Sale and Transfer Date: Sale date is negotiable. Portfolio transfer date will be subject to investor approval and sub servicer transfer timelines.

Loan level portfolio data can be supplied in electronic format upon request. Interested parties should contact their MIAC representative with any questions on the portfolio sale.

Mike Carnes, Managing Director, 212-233-1250 ext. 327

Dan Thomas, Managing Director, 212-233-1250 ext. 240

Sachit Kumar, Managing Director, 212-233-1250 ext. 229

Steve Harris, Managing Director, 908-400-2615

Robert Fear, Managing Director, 212-233-1250 ext. 230

Dan Libby, Director, ext. 114

Mike Bugbee, Senior Vice President, ext. 303

Gerry Oakes, Senior Vice President, ext. 258

Dawn Pieper, Senior Vice President, ext. 336

Jeffrey Zuckerman, Senior Vice President, ext. 278

Keith Northen, Senior Vice President, 804-916-9859

Patrick Rodriguez, Senior Vice President, 817-271-2219



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Portfolio Characteristics



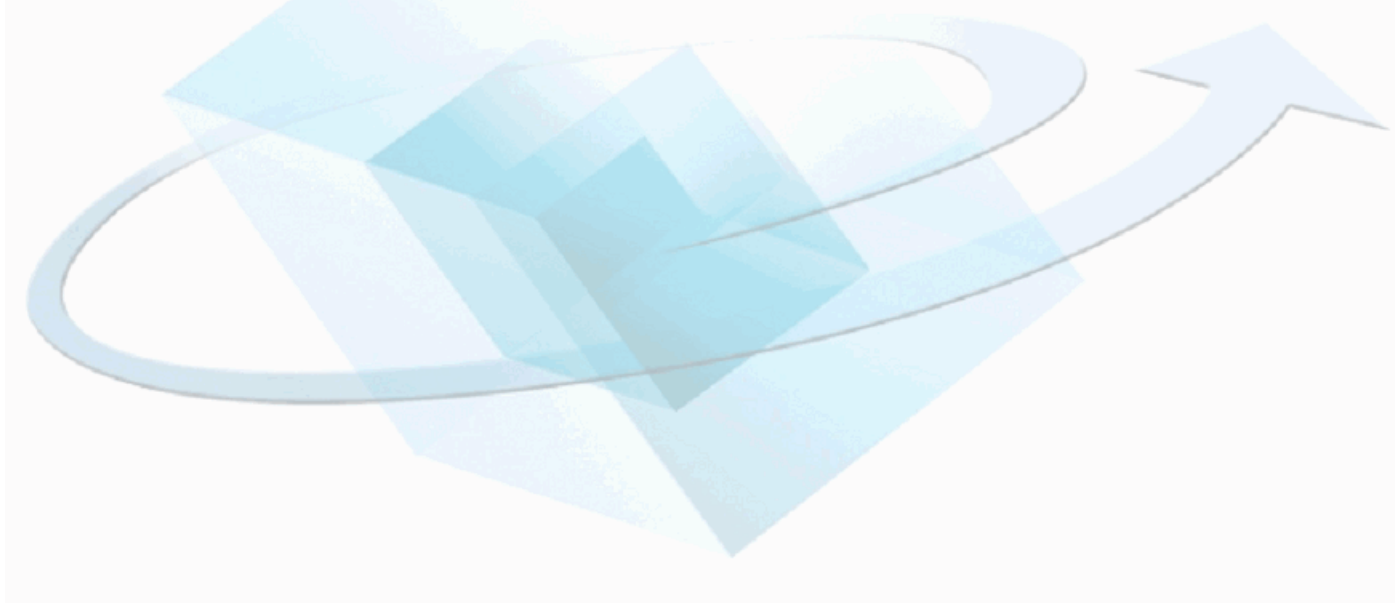
\$285.27M GNMA MF& HC MSR Portfolio

Summary by Cost Type

Data As Of: 12/29/2023
 Last Save Time: 1/18/2024 10:57:40 AM
 Market 12/29/2023 1:00:09 PM
 RunID: 1

Analysis Description: Summary

Cost Type	Current Balance	# of Loans	Avg UPB	Note Rate (%)	Net Serv Fee%	Orig Amort Term	Rem Amort Term	Term to Payoff	Loan Age	Monthly P&I Constant	Monthly Tax Constant	Monthly Insurance Constant	Monthly T&I Constant	Monthly Reserve Constant	Total Reserve Balance
207/223(f)	131,749,929	6	21,958,321	2.558	0.120	420	387	387	33	818,749	232,389	33,493	265,882	24,107	1,396,703
221(d)(4)	63,981,163	1	63,981,163	3.570	0.120	480	454	454	26	330,030	46,647	4,679	51,326	8,025	208,768
221(d)(4)_Const	56,344,311	1	56,344,311	3.030	0.120	480	486	486	0	144,998	0	0	0	5,250	1,302,800
223(f)/223(a)(7)	11,413,827	1	11,413,827	2.430	0.120	420	399	399	21	58,875	0	8,624	8,624	6,133	824,640
232/223(d)	1,386,798	1	1,386,798	3.000	0.120	383	359	359	24	6,916	0	0	0	0	0
232/223(f)	20,394,260	1	20,394,260	3.500	0.120	420	359	359	61	114,062	1,009	8,587	9,596	1,583	67,590
Grand Totals	285,270,287	11	25,933,662	2.943	0.120	445	420	420	27	1,473,630	280,045	55,383	335,429	45,098	3,800,501



Data Date: Reflects the "as of" date of the data and current principal balance.
 Market Time: Date/time of market yield curve used for the pricing analysis.
 Portfolio Name: GNMA Portfolio

Application Name: WinOAS 4.4.3
 App Build Date: 3/17/2023 12:31:45 AM
 DB Schema Version: Portfolio: 624 Reports: 110

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EagleBank_202312

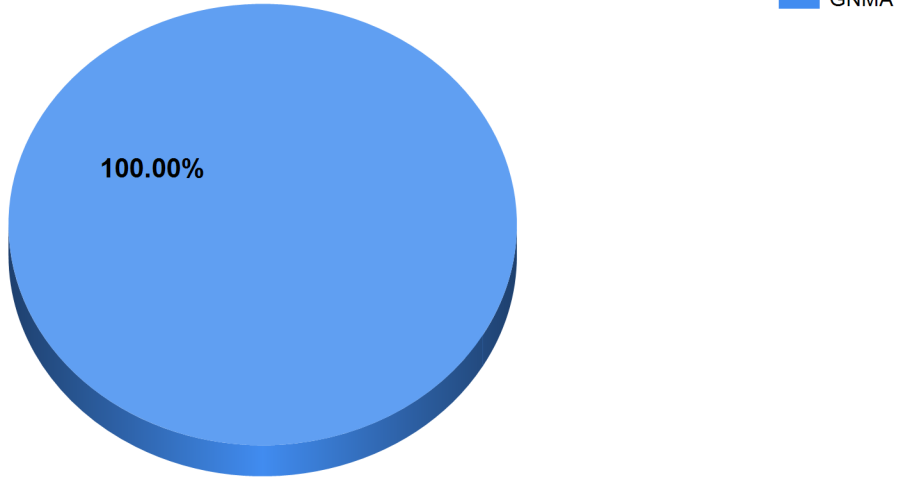
Summary by Investor

Analysis Description: Summary

Market Time: 12/29/2023

Data As Of: 12/29/2023

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
GNMA	11	285,270,287	100.00%
Total	11	285,270,287	100.00%

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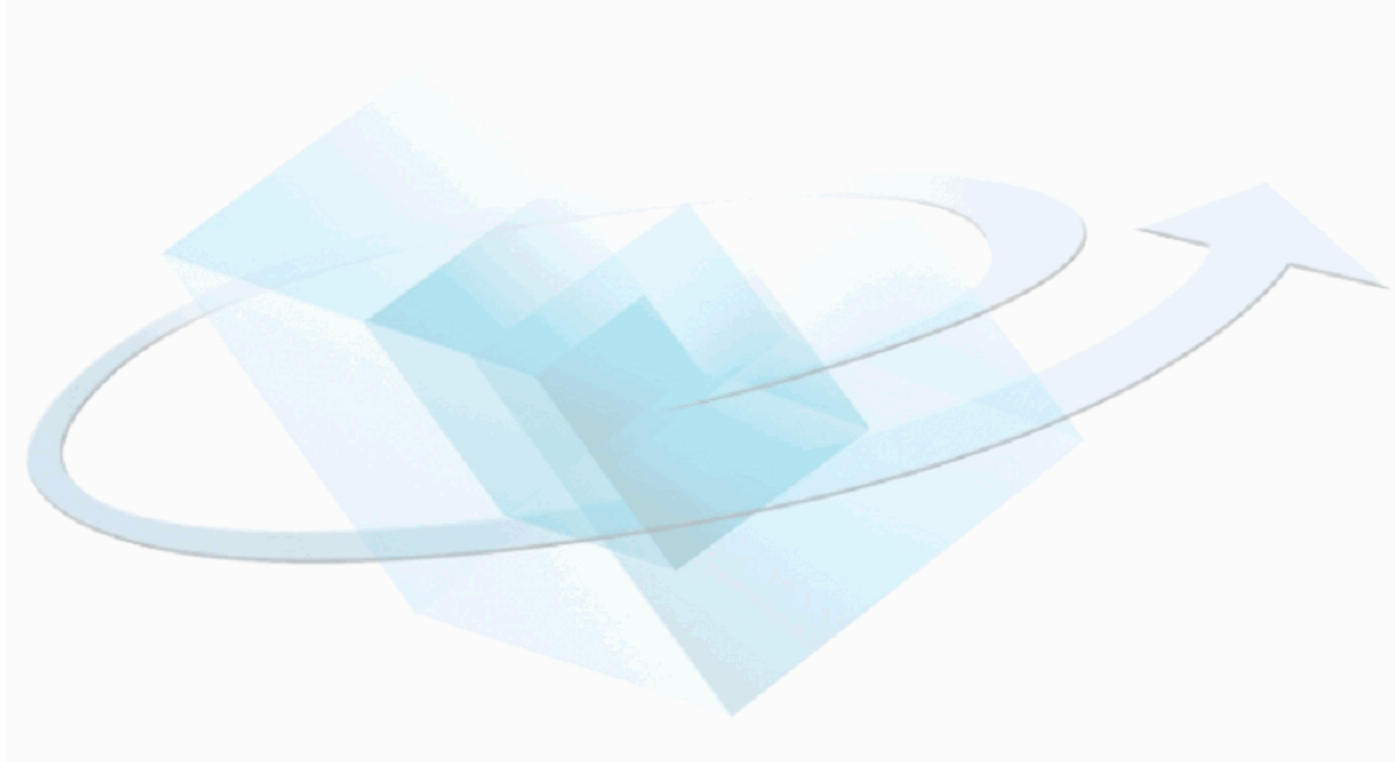
\$285.27M GNMA MF& HC MSR Portfolio

Summary By Investor

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Investor	Current Balance	# of Loans	Avg UPB	Note Rate (%)	Net Serv Fee%	Orig Amort Term	Rem Amort Term	Term to Payoff	Loan Age	Monthly P&I Constant	Monthly Tax Constant	Monthly Insurance Constant	Monthly T&I Constant	Monthly Reserve Constant	Total Reserve Balance
GNMA	285,270,287	11	25,933,662	2.943	0.120	445	420	420	27	1,473,630	280,045	55,383	335,429	45,098	3,800,501
Grand Totals	285,270,287	11	25,933,662	2.943	0.120	445	420	420	27	1,473,630	280,045	55,383	335,429	45,098	3,800,501



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\$285.27M GNMA MF& HC MSR Portfolio

Summary by Loan

Data As Of: 12/29/2023
 Last Save Time: 1/18/2024 10:57:40 AM
 Market 12/29/2023 1:00:09 PM
 RunID: 1

Analysis Description: Summary

Loan	Current Balance	# of Loans	Avg UPB	Note Rate (%)	Serv Fee%	Orig Amort Term	Rem Amort Term	Term to Payoff	Loan Age	Monthly P&I Constant	Monthly Tax Constant	Monthly Insurance Constant	Monthly T&I Constant	Monthly Reserve Constant	Total Reserve Balance
030501730:0	20,394,260	1	20,394,260	3.500	0.120	420	359	359	61	114,062	1,009	8,587	9,596	1,583	67,590
030502660:0	4,932,869	1	4,932,869	3.840	0.120	420	366	366	54	45,795	14,811	2,842	17,653	4,219	560,767
030504292:0	63,981,163	1	63,981,163	3.570	0.120	480	454	454	26	330,030	46,647	4,679	51,326	8,025	208,768
030505919:0	53,314,653	1	53,314,653	2.570	0.120	420	380	380	40	329,226	95,176	12,733	107,910	5,063	263,493
030506759:0	5,674,970	1	5,674,970	2.330	0.120	420	386	386	34	40,133	15,658	1,378	17,036	1,000	74,072
030507098:0	7,169,534	1	7,169,534	2.650	0.120	420	392	392	28	34,602	0	2,626	2,626	2,500	130,104
030507228:0	53,317,233	1	53,317,233	2.460	0.120	420	393	393	27	318,235	88,067	11,292	99,358	10,125	329,842
030507686:0	1,386,798	1	1,386,798	3.000	0.120	383	359	359	24	6,916	0	0	0	0	0
030507694:0	11,413,827	1	11,413,827	2.430	0.120	420	399	399	21	58,875	0	8,624	8,624	6,133	824,640
030507932:0	7,340,670	1	7,340,670	2.410	0.120	420	398	398	22	50,759	18,677	2,622	21,299	1,200	38,424
030508086:0	56,344,311	1	56,344,311	3.030	0.120	480	486	486	0	144,998	0	0	0	5,250	1,302,800
Grand Totals	285,270,287	11	25,933,662	2.943	0.120	445	420	420	27	1,473,630	280,045	55,383	335,429	45,098	3,800,501

Data Date: Reflects the "as of" date of the data and current principal balance.

Market Time: Date/time of market yield curve used for the pricing analysis.

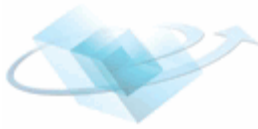
Portfolio Name: GNMA Portfolio

Application Name: WinOAS 4.4.3

App Build Date: 3/17/2023 12:31:45 AM

DB Schema Version: Portfolio: 624 Reports: 110

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\$285.27M GNMA MF& HC MSR Portfolio

Summary by State

Data As Of: 12/29/2023
 Last Save Time: 1/24/2024 9:09:15 AM
 Market Time: 12/29/2023 1:00:09 PM
 RunID: 1

Analysis Description: Assumptions

State	Current Balance	# of Loans	Avg UPB	Note Rate (%)	Serv Fee%	Orig Amort Term	Rem Amort Term	Term to Payoff	Loan Age	Monthly P&I Constant	Monthly Tax Constant	Monthly Insurance Constant	Monthly T&I Constant	Monthly Reserve Constant	Total Reserve Balance
DC	18,583,361	2	9,291,680	2.515	0.120	420	396	396	24	93,476	0	11,250	11,250	8,633	954,745
MD	239,972,999	6	39,995,500	2.910	0.120	450	428	428	23	1,213,380	264,225	32,704	296,929	30,663	2,217,400
PA	4,932,869	1	4,932,869	3.840	0.120	420	366	366	54	45,795	14,811	2,842	17,653	4,219	560,767
VA	21,781,058	2	10,890,529	3.468	0.120	418	359	359	59	120,978	1,009	8,587	9,596	1,583	67,590
Grand Totals	285,270,287	11	25,933,662	2.943	0.120	445	420	420	27	1,473,630	280,045	55,383	335,429	45,098	3,800,501



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 Portfolio Name: GNMA Portfolio

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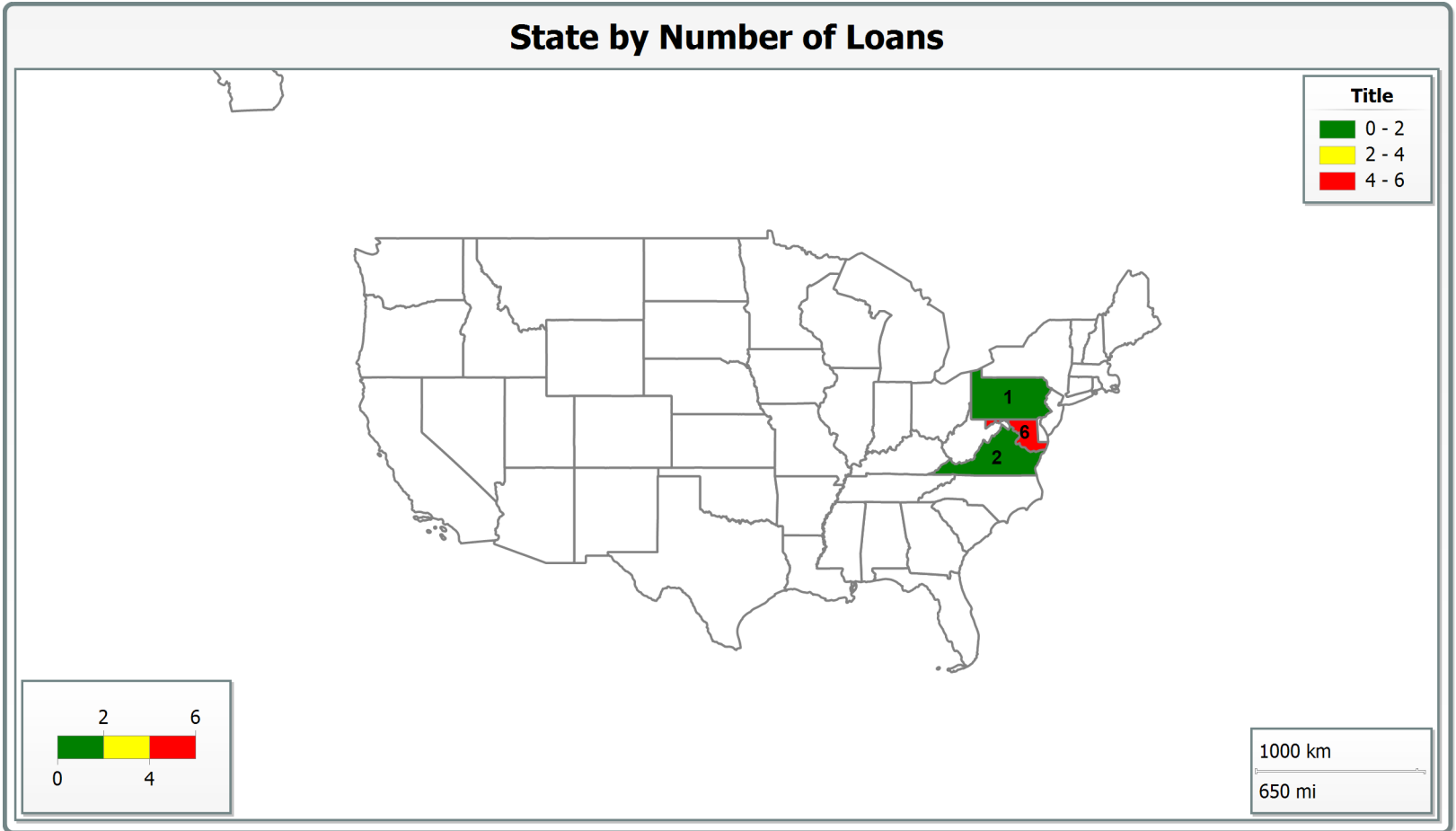
Summary by State

Market Time: 12/29/2023

Data As Of: 12/29/2023

Analysis Description: Summary

State by Number of Loans



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Disclosure Information

GENERAL INFORMATION: MIAC Analytics has been exclusively retained to offer this portfolio of \$285.27 million of servicing rights for purchase.

LOAN TYPE: 100% of the loans are GNMA. See below for FHA section breakdown.

Section of the Act	Number of Loans
207/223f	6
221(d)4	2
223f/223a7	1
232/223d	1
232/223f	1

DELINQUENCY: 100% of the loans are current and have never been delinquent.

RESERVATION: The Seller reserves the right to reject any or all offers for any reason whatsoever.

ACCURACY: The information contained in the accompanying exhibits has been compiled by MIAC based on information, provided by the Seller, as of 12/29/2023. While the seller believes this to be accurate and reliable data, no warranty or guarantee is expressed or implied, and your offer to purchase should be made subject to your personal examination of the books and records of the Seller.

ACCEPTANCE CRITERIA: The acceptance of an offer by the Seller will be made on the basis of: 1) the timely receipt by MIAC of a written Bid Letter and the terms and conditions contained therein; 2) the price offered for the portfolio; 3) the financial strength and the quality of the current servicing performed by the bidder; as well as, 4) the ability of the bidder to perform within the time guidelines for closing and transfer, 5) other criteria at the discretion of the Seller.

QUALIFICATIONS OF PURCHASER: The successful bidder must be an approved Government and/or Agency Seller/Service, in good standing, with requisite financial criteria, and adequate resources necessary to complete this transaction. The Investors will require written approval to complete the transfer. As a condition of that approval, the Investors may require financial statements and servicing experience of the Purchaser and an explanation of how the Purchaser will adjust servicing staff of operations to properly service this portfolio.