



OPEN BOX TECHNOLOGY

MIAC

Analytical Solutions for the Financial Industry

\$113.11 Million FNMA Multifamily

Servicing Offering

Offering C1-0926

Bid Date: 09/21/2026

Bids are due by 5:00 PM EST

**MIAC Analytics
405 Lexington Avenue
Floor 9, Suite 861
New York, NY 10174
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 \$113.11 million Fannie Mae multifamily servicing rights portfolio. The portfolio is being offered by a national commercial real estate lender.

Key portfolio characteristics include:

**Percentages below represented as % of loan count*

- \$180,685 Average loan size
- 100% FNMA adjustable rate mortgages
- Weighted average interest rate of 5.662%
- Weighted average loan age of 267 months

Data contained in this offering is provided by the Seller and is as of 8/25/2026. 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, 917-647-2275

Dan Thomas, Managing Director, 917-660-1250

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, 212-233-1250 ext. 114

Gerry Oakes, Senior Vice President, 212-233-1250 ext. 258

Dawn Pieper, Senior Vice President, 212-233-1250 ext. 336

Jeffrey Zuckerman, Senior Vice President, 212-233-1250 ext. 278

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



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Portfolio Characteristics



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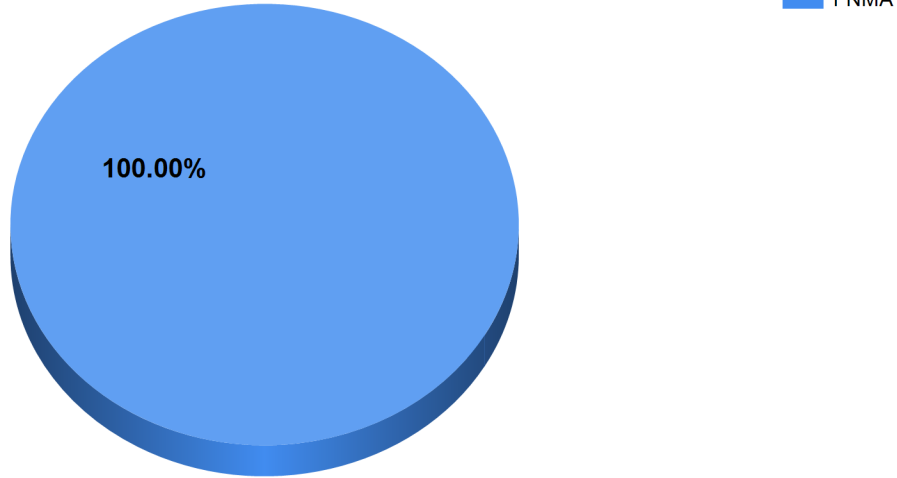
Summary by Investor

Analysis Description: Summary

Market Time: 8/25/2026

Data As Of: 8/26/2026

Investor by Percentage of UPB



Investor	Loan Count	UPB	% of UPB
FNMA	626	113,109,089	100.00%
Total	626	113,109,089	100.00%

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Summary by Investor

Data As Of: 8/25/2026

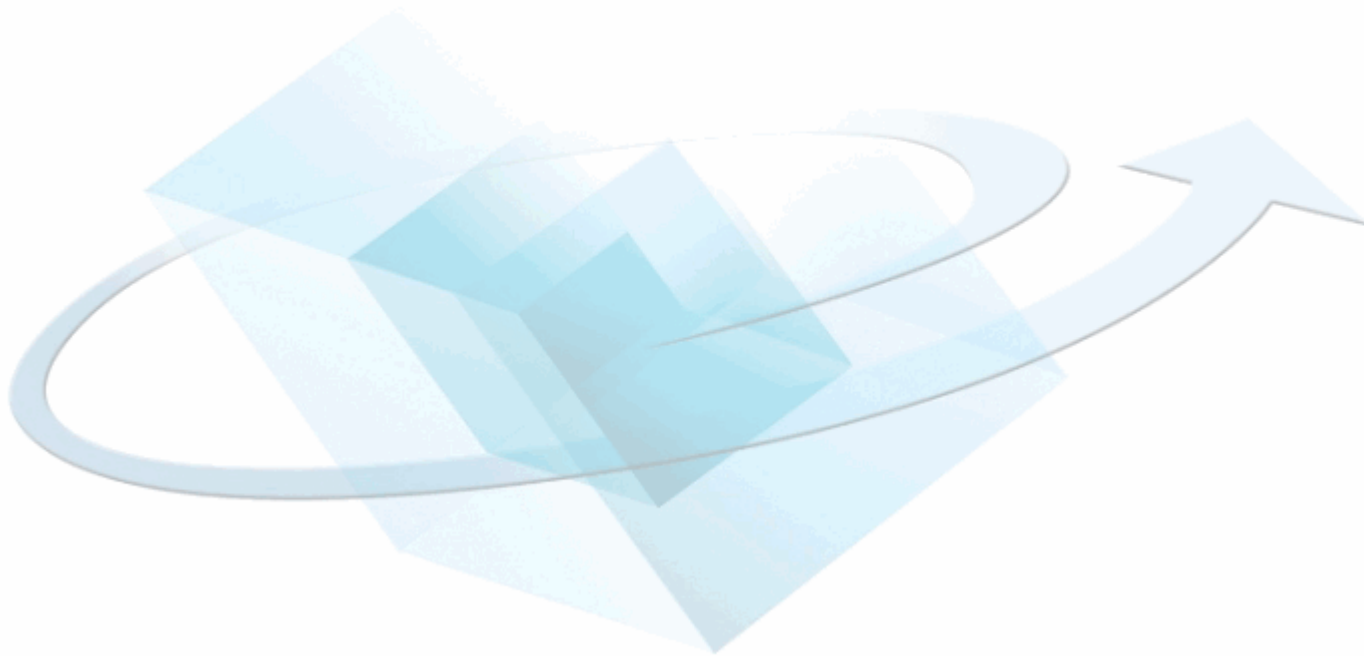
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Market Time: 8/25/2026 5:00:07 PM

RunID: 1

Analysis Description: MIAC Offering C1-0926

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
FNMA	113,109,089	626	180,685	5.662	0.375	360	93	92	267	1,768,196	340,658	76,934	417,592	0	0
Grand Totals	113,109,089	626	180,685	5.662	0.375	360	93	92	267	1,768,196	340,658	76,934	417,592	0	0



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: MIAC Offering C1-0926.mdb

Application Name: WinOAS 4.4.5

App Build Date: 5/28/2026 7:01:27 PM

DB Schema Version: Portfolio: 634 Reports: 110

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Login ID: Nicholas.Manolis

Computer Name: TAZMSRAPP02

Report Print Date/Time: 09/08/2026 09:28.27AM

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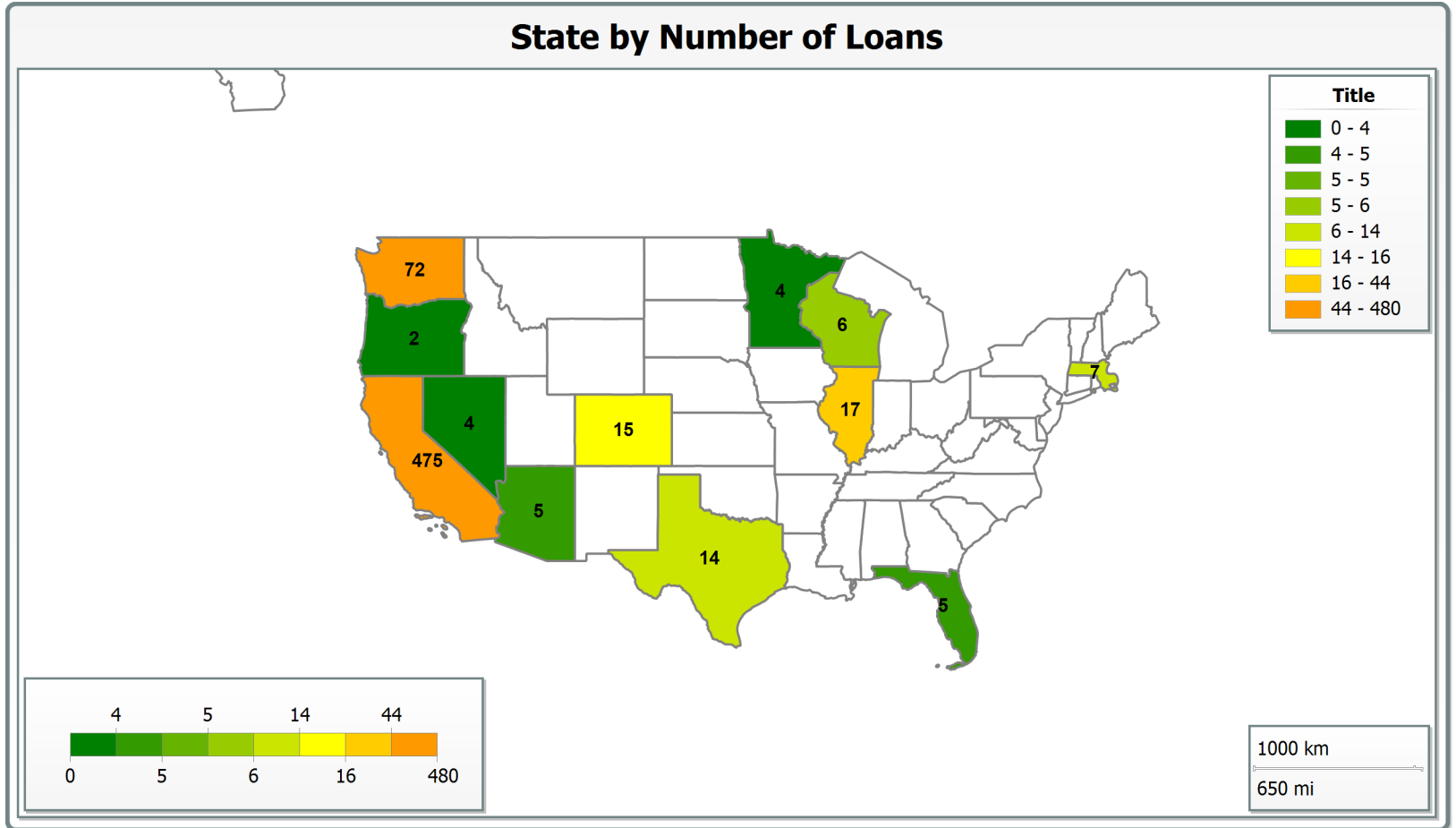
MIAC Offering C1-0926

Summary by State

Analysis Description: Summary

Market Time: 8/25/2026

Data As Of: 8/25/2026



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Summary by State

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Analysis Description: MIAC Offering C1-0926

State	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
AZ	421,083	5	84,217	5.721	0.375	360	114	113	246	5,959	1,979	2,429	4,409	0	0
CA	83,502,848	475	175,795	5.672	0.375	360	92	91	268	1,319,112	160,489	51,645	212,134	0	0
CO	2,472,320	15	164,821	5.528	0.375	360	92	91	268	41,702	9,024	1,126	10,150	0	0
FL	1,534,194	5	306,839	5.603	0.375	360	115	114	245	17,694	13,539	7,480	21,020	0	0
IL	3,032,389	17	178,376	5.669	0.375	360	100	99	260	40,092	35,813	2,098	37,911	0	0
MA	715,969	7	102,281	5.710	0.375	360	93	92	267	9,957	4,809	943	5,752	0	0
MN	468,328	4	117,082	5.839	0.375	360	100	99	260	6,233	4,436	0	4,436	0	0
NV	884,195	4	221,049	5.858	0.375	360	84	83	276	13,020	0	0	0	0	0
OR	283,231	2	141,615	5.456	0.375	360	80	78	280	4,306	1,659	0	1,659	0	0
TX	3,944,610	14	281,758	5.739	0.375	360	86	85	274	60,154	80,319	4,822	85,141	0	0
WA	15,072,600	72	209,342	5.596	0.375	360	92	91	268	240,706	24,826	6,390	31,216	0	0
WI	777,322	6	129,554	5.561	0.375	360	111	110	249	9,260	3,766	0	3,766	0	0
Grand Totals	113,109,089	626	180,685	5.662	0.375	360	93	92	267	1,768,196	340,658	76,934	417,592	0	0

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Disclosure Information

GENERAL INFORMATION: MIAC Analytics has been exclusively retained to offer this portfolio of \$113.11 million of commercial servicing rights for purchase. All loans have interest collected in arrears. All loans are due on the first of the month and are first lien mortgages.

LOAN TYPE: 100% of the loans in the portfolio are small balance FNMA multifamily.

DELINQUENCY: 100% of the loans in the portfolio are current.

GEOGRAPHICAL DISTRIBUTION: The portfolio has a concentration in California.

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 8/25/2026. 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 Fannie Mae Seller/Servicer, in good standing, with requisite financial criteria, and adequate resources necessary to complete this transaction. The Investor will require written approval to complete the transfer. As a condition of that approval, the Investor 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.