

HUD-held Vacant Loan Sale 2018-1 (“HVLS 2018-1”)

Sales Results Summary



Bid Date:
April 11, 2018

Seller:
U.S. Department of Housing and Urban Development
Federal Housing Administration

Transaction Specialist:
Verdi Consulting, Inc.
8400 Westpark Drive, 4th Floor, Mclean VA 22102

Table of Contents

1. Pool Offering Summary	2
Table 1.1 Pool Offering Summary	2
2. Results Summary.....	2
Table 2.1 Results Summary.....	2
3. Mortgage Loan Stratifications.....	3
Table 3.1 HVLS 2018-1 Pool 601 Northern U.S.	3
Table 3.2 HVLS 2018-1 Pool 602 Western U.S.	4
Table 3.3 HVLS 2018-1 Pool 603 Southern U.S.	5
Table 3.4 HVLS 2018-1 Pool 604 Florida	6
4. Glossary.....	7

1. Pool Offering Summary

Table 1.1 below lists the pools offered for the HUD-held Vacant Loan Sale 2018-1 (“HVLS 2018-1”) with the aggregate loan count, loan balance, and Broker Price Opinion (“BPO”) values.

Table 1.1 Pool Offering Summary

Pool Number	Pool Reference	Loan Count	Loan Balance	BPO Value
601	HVLS 2018-1 Northern U.S.	194	\$44,000,735.14	\$29,817,950.00
602	HVLS 2018-1 Western U.S.	92	\$23,333,107.03	\$21,251,767.00
603	HVLS 2018-1 Southern U.S.	221	\$38,742,380.95	\$27,471,148.50
604	HVLS 2018-1 Florida U.S.	72	\$14,701,918.05	\$11,368,200.00
Total*		579	\$120,778,141.17	\$89,909,065.50

* There can be no assurance of the number of Mortgage Loans that will be delivered to the Purchaser(s).

2. Results Summary

Table 2.1 below lists the winning bidder, bid percentage of the loan balance and bid percentage of the BPO value for each pool.

Table 2.1 Results Summary

Pool Number	Winning Bidder	Bid % of Loan Balance	Bid % of BPO
601	Matawin Ventures Trust Series 2018-1	41.34%	61.00%
602	Community Development Fund IV LLC	74.06%	81.31%
603	Community Development Fund IV LLC	50.60%	71.36%
604	Community Development Fund IV LLC	53.49%	69.18%

3. Mortgage Loan Stratifications

Mortgage loan stratifications for the loan balance amounts are reported in **Table 3.1**, **Table 3.2**, **Table 3.3** and **Table 3.4** for each State, where there are 10 or more loans for that particular State.

Note: For the mortgage loan stratifications in the tables below, the percentage of loan balance may not add up to 100% due to rounding.

Table 3.1 HVLS 2018-1 Pool 601 Northern U.S.

Pool 601 by State	State	Loan Count	Loan Balance	% of Loan Balance
New York	NY	39	\$ 9,170,815.54	20.84%
New Jersey	NJ	30	\$ 7,975,745.03	18.13%
Connecticut	CT	17	\$ 4,848,652.16	11.02%
Illinois	IL	24	\$ 4,427,142.69	10.06%
Massachusetts	MA	10	\$ 3,572,230.81	8.12%
Michigan	MI	19	\$ 3,251,287.26	7.39%
Pennsylvania	PA	19	\$ 3,028,644.85	6.88%
All Other States*		36	\$7,726,216.80	17.56%
	Total	194	\$44,000,735.14	100.00%

* Includes states within which there are fewer than 10 assets (IA, KS, ME, MN, NE, NH, RI, SD, WI).

Table 3.2 HVLS 2018-1 Pool 602 Western U.S.

Pool 602 by State	State	Loan Count	Loan Balance	% of Loan Balance
California	CA	31	\$ 9,562,133.59	40.98%
Arizona	AZ	13	\$ 3,651,549.8	15.65%
Colorado	CO	13	\$ 3,014,794.25	12.92%
Utah	UT	13	\$ 2,863,719.69	12.27%
All Other States*		22	\$4,240,909.70	18.18%
	Total	92	\$23,333,107.03	100.00%

* Includes states within which there are fewer than 10 assets (AK, ID, MT, NM, NV, OR, WA).

Table 3.3 HVLS 2018-1 Pool 603 Southern U.S.

Pool 603 by State	State	Loan Count	Loan Balance	% of Loan Balance
Texas	TX	54	\$ 8,463,121.63	21.84%
Virginia	VA	27	\$ 5,217,496.41	13.47%
Maryland	MD	14	\$ 4,081,307.01	10.53%
North Carolina	NC	18	\$ 2,581,885.39	6.66%
Ohio	OH	15	\$ 2,537,000.65	6.55%
Indiana	IN	13	\$ 2,058,677.49	5.31%
Alabama	AL	11	\$ 1,845,250.56	4.76%
Tennessee	TN	10	\$1,385,233.50	3.58%
Oklahoma	OK	10	\$ 1,045,306.89	2.70%
All Other States*		49	\$9,527,101.42	24.59%
	Total	221	\$38,742,380.95	100.00%

* Includes states within which there are fewer than 10 assets (AR, DC, DE, GA, KY, LA, MO, MS, SC, WV).

Table 3.4 HVLS 2018-1 Pool 604 Florida

Pool 604 by State	State	Loan Count	Loan Balance	% of Loan Balance
Florida	FL	68	\$13,884,908.82	94.44%
Puerto Rico	PR	4	\$817,009.23	5.56%
	Total	72	\$14,701,918.05	100.00%

4. Glossary

BPO: Broker price opinion, or BPO, is the market value of real estate property, as estimated by a licensed real estate professional. A BPO is not an appraisal; it is value determined based upon sales trends, condition of the property, and recent sales prices of similar properties.

Loan Balance: Loan Balance represents the sum of the unpaid principal balance, accrued interest balance, accrued mortgage insurance premium balance and the accrued service fee balance.