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FOR IMMEDIATE RELEASE

AS CREDIT CRUNCH CONTINUES, MISSION CAPITAL ADVISORS' BUSINESS IS BOOMING WITH MORE THAN \$11 BILLION IN CLOSED LOAN SALE TRANSACTIONS

Company Closes Transactions at 91 Percent Rate in Environment of Failed Trades

NEW YORK (November XX, 2008) – Mission Capital Advisors, LLC, an industry leading residential, commercial and consumer loan sale advisor with offices in New York, Florida and Texas, is one of the few financial advisors actually closing transactions in this extremely difficult finance market. As a company that structures the sale of performing, sub-performing, non-performing and charged-off residential, commercial, C&I, and consumer loan portfolios, Mission Capital is in high demand in times like these.

With various types of banks, CMBS trust/special servicers, major mortgage originators and other financial institutions selling off loans, amongst various other initiatives, to help them stay afloat, Mission Capital Advisors has brokered the sale of an astounding \$11.35 billion worth of residential and commercial real estate loans in just the past year alone. More importantly, 91.3 percent of its transactions have closed in a market littered with failed trades.

In a mortgage industry battered by the shut down in securitization, Mission Capital Advisors has advised money center, super regional and regional banks, warehouse lenders and mortgage companies on 24 different whole loan sale transactions totaling \$9.87 billion since June 2007.

Leading the charge on the commercial real estate side were regional banks, CMBS trust/special servicers, funds and international banks that accounted for 38 transactions totaling \$1.48 billion worth of loan sales, also since June 2007, when the credit crunch began.

“Mission Capital Advisors leads the industry in closing deals for a variety of reasons,” said David Tobin, principal of Mission Capital Advisors. “Many banks and financial advisors are offering loans for sale but the sales are not happening because expectations are not properly set. Mission diligently works with clients in advance of its offerings to ensure accurate loan valuation and pricing. Our intense valuation process is partially driven by proprietary pricing models and, more importantly, by recent history of actual closed trades. It’s designed to avoid failed offerings because ‘no trades’ are bad for financial reporting, planning and earnings.”

Joseph A. Runk Jr., principal of Mission Capital Advisors, added, “We’ve completed nearly 92 percent of our sale offerings over the past year and a half because the company provides ongoing counsel to clients. Unlike many situations where organizations are shocked late in the deal making process, we explain market realities from the beginning so they have a full understanding of potential bids before entering the market or getting anywhere near the final bid stage. Overall, Mission Capital Advisors acts as a trusted client partner to ensure optimum and, more importantly, predictable results.”

About Mission Capital Advisors

Founded in 2002 by William David Tobin and Joseph A. Runk, Jr., Mission Capital has emerged as one of the industry’s leading boutique investment banking firms. The company specializes in structuring the sale of performing, sub-performing, non-performing and charged-off residential, commercial, C&I, and consumer loan portfolios, providing Fannie Mae and Freddie Mac securitization, implementing a suite of surveillance/transaction management services and raising capital. Mission has advised a variety of leading financial institutions on more than \$20 billion of loan sale and financing transactions, and in excess of \$11 billion of Fannie Mae, Freddie Mac and FHA/VA buyout securitizations / cash trades since 2002. Mission Capital’s clients include Bank of America, SunTrust Bank, Fifth-Third Bank, AmSouth/Regions, Key Bank, UBS, National City/First Franklin, HSBC, CWC Capital Asset Management, LNR Partners, Capmark (GMACCM), Pacific Life, ING Clarion, ORIX Capital Markets, Lehman Brothers, Credit Suisse, Lone Star Funds and many other leading financial institutions and investors. Mission Capital maintains offices in New York; Palm Beach Gardens, Fla.; Austin, Texas; and Los Angeles. For additional information, visit www.missioncap.com.

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