

Merrill Lynch Mortgage Investors, Inc.
Mortgage Pass-Through Certificates
Series 1999-C1

For Additional Information, please contact
CTSLink Customer Service
(301) 815-6600
Reports Available on the World Wide Web
@ www.ctslink.com/cmbs

Payment Date: 05/16/2002
Record date: 04/30/2002

DISTRIBUTION DATE STATEMENT

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Underwriter

Merrill Lynch, Pierce, Fenner & Smith In
World Financial Center, North Tower
250 Vesey Street
New York, NY 10281

Contact: General Information Number
Phone Number: (212) 449-1000

Underwriter

Paine Webber Incorporated
1285 Avenue of the Americas
New York, NY 10019

Contact: General Information Number
Phone Number: (212) 713-2000

Servicer

ORIX Capital Markets, LLC
1717 Main Street, 14th Floor
Dallas, TX 75201

Contact: Paul G. Smyth
Phone Number: (214) 237-2010

Special Servicer

ORIX Capital Markets, LLC
1717 Main Street, 14th Floor
Dallas, TX 75201

Contact: Paul G. Smyth
Phone Number: (214) 237-2010

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Wells Fargo Bank Minnesota, N.A.
 Corporate Trust Services
 9062 Old Annapolis Road
 Columbia, MD 21045-1951

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Certificate Distribution Detail

Class\ Component	CUSIP	Pass-Through Rate	Original Balance	Beginning Balance	Principal Distribution	Interest Distribution	Prepayment Premium	Realized Loss / Additional Trust Fund Expenses	Total Distribution	Ending Balance	Current Subordination Level (1)
A-1	589929UC0	7.370000%	97,600,000.00	75,106,373.11	557,009.05	461,278.31	0.00	0.00	1,018,287.36	74,549,364.06	27.57%
A-2	589929UD8	7.560000%	337,847,000.00	337,847,000.00	0.00	2,128,436.10	0.00	0.00	2,128,436.10	337,847,000.00	27.57%
B	589929UE6	7.710000%	32,584,000.00	32,584,000.00	0.00	209,352.20	0.00	0.00	209,352.20	32,584,000.00	21.85%
C	589929UF3	7.850000%	26,660,000.00	26,660,000.00	0.00	174,400.83	0.00	0.00	174,400.83	26,660,000.00	17.17%
D	589929UG1	7.850000%	8,887,000.00	8,887,000.00	0.00	58,135.79	0.00	0.00	58,135.79	8,887,000.00	15.61%
E	589929UH9	7.850000%	20,735,000.00	20,735,000.00	0.00	135,641.46	0.00	0.00	135,641.46	20,735,000.00	11.97%
F	589929UJ5	7.850000%	7,406,000.00	7,406,000.00	0.00	48,447.58	0.00	0.00	48,447.58	7,406,000.00	10.67%
G	589929UL0	6.710000%	23,698,000.00	23,698,000.00	0.00	132,511.32	0.00	0.00	132,511.32	23,698,000.00	6.50%
H	589929UM8	6.710000%	20,735,000.00	20,735,000.00	0.00	115,943.21	0.00	0.00	115,943.21	20,735,000.00	2.86%
J	589929UN6	7.210000%	2,963,000.00	2,963,000.00	0.00	39,651.77	0.00	0.00	39,651.77	2,963,000.00	2.34%
K	589929UP1	7.210000%	13,330,159.00	13,330,159.00	0.00	9,239.34	0.00	0.00	9,239.34	13,330,159.00	0.00%
R-I	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
R-II	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
R-III	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
			592,445,159.00	569,951,532.11	557,009.05	3,513,037.91	0.00	0.00	4,070,046.96	569,394,523.06	

Class	CUSIP	Pass-Through Rate	Original Notional Amount	Beginning Notional Amount	Interest Distribution	Prepayment Premium	Total Distribution	Ending Notional Amount
IO	589929UK2	0.432205%	592,445,159.00	569,951,532.11	205,280.05	0.00	205,280.05	569,394,523.06

(1) Calculated by taking (A) the sum of the ending certificate balance of all classes less (B) the sum of (i) the ending certificate balance of the designated class and (ii) the ending certificate balance of all classes which are not subordinate to the designated class and dividing the result by (A).



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Certificate Factor Detail

Class	CUSIP	Beginning Balance	Principal Distribution	Interest Distribution	Prepayment Penalties	Realized Loss / Additional Trust Fund Expenses	Ending Balance
A-1	589929UC0	769.53251137	5.70705994	4.72621219	0.00000000	0.00000000	763.82545143
A-2	589929UD8	1,000.00000000	0.00000000	6.30000000	0.00000000	0.00000000	1,000.00000000
B	589929UE6	1,000.00000000	0.00000000	6.42500000	0.00000000	0.00000000	1,000.00000000
C	589929UF3	1,000.00000000	0.00000000	6.54166654	0.00000000	0.00000000	1,000.00000000
D	589929UG1	1,000.00000000	0.00000000	6.54166648	0.00000000	0.00000000	1,000.00000000
E	589929UH9	1,000.00000000	0.00000000	6.54166675	0.00000000	0.00000000	1,000.00000000
F	589929UJ5	1,000.00000000	0.00000000	6.54166622	0.00000000	0.00000000	1,000.00000000
G	589929UL0	1,000.00000000	0.00000000	5.59166681	0.00000000	0.00000000	1,000.00000000
H	589929UM8	1,000.00000000	0.00000000	5.59166675	0.00000000	0.00000000	1,000.00000000
J	589929UN6	1,000.00000000	0.00000000	13.38230510	0.00000000	0.00000000	1,000.00000000
K	589929UP1	1,000.00000000	0.00000000	0.69311551	0.00000000	0.00000000	1,000.00000000
R-I	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-II	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-III	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

Class	CUSIP	Beginning Notional Amount	Interest Distribution	Prepayment Penalties	Ending Notional Amount
IO	589929UK2	962.03255854	0.34649629	0.00000000	961.09237186

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Reconciliation Detail

Advance Summary

Prior Unreimbursed P & I Advances	1,921,630.36
Cumulative P & I Advances Outstanding	2,278,758.22
Reimbursement for Interest on P & I Advances	0.00
Cumulative Servicing Advances Outstanding	2,014,302.15
Reimbursement for Interest on Servicing Advance	0.00

Servicing Fee Summary

Current Period Accrued Servicing Fees	29,376.04
Less Servicing Fees on Delinquent Payments	2,129.31
Less Reductions to Servicing Fees	0.00
Plus Servicing Fees for Delinquent Payments Received	564.19
Plus Adjustments for Prior Servicing Calculation	0.00
Total Servicing Fees Collected	27,810.92

Certificate Interest Reconciliation

Class	Accrued Certificate Interest	Net Aggregate Prepayment Interest Shortfall	Distributable Certificate Interest	Distributable Certificate Interest Adjustment	Additional Trust Fund Expenses	Interest Distribution	Remaining Unpaid Distributable Certificate Interest
A-1	461,278.31	0.00	461,278.31	0.00	0.00	461,278.31	0.00
A-2	2,128,436.10	0.00	2,128,436.10	0.00	0.00	2,128,436.10	0.00
IO	205,280.05	0.00	205,280.05	0.00	0.00	205,280.05	0.00
B	209,352.20	0.00	209,352.20	0.00	0.00	209,352.20	0.00
C	174,400.83	0.00	174,400.83	0.00	0.00	174,400.83	0.00
D	58,135.79	0.00	58,135.79	0.00	0.00	58,135.79	0.00
E	135,641.46	0.00	135,641.46	0.00	0.00	135,641.46	0.00
F	48,447.58	0.00	48,447.58	0.00	0.00	48,447.58	0.00
G	132,511.32	0.00	132,511.32	0.00	0.00	132,511.32	0.00
H	115,943.21	0.00	115,943.21	0.00	0.00	115,943.21	0.00
J	17,802.69	0.00	17,802.69	21,849.08	0.00	39,651.77	0.00
K	80,092.04	0.00	80,092.04	0.00	70,852.70	9,239.34	937,021.85
Total	3,767,321.58	0.00	3,767,321.58	21,849.08	70,852.70	3,718,317.96	937,021.85



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Other Required Information

Available Distribution Amount (1) 4,275,327.01

Aggregate Number of Outstanding Loans 105
 Aggregate Beginning Scheduled Balance of Loans 569,951,532.32
 Aggregate Ending Scheduled Balance of Loans 569,394,523.27
 Aggregate Unpaid Principal Balance of Loans 569,599,584.21

Aggregate Amount of Servicing Fee 27,810.92
 Aggregate Amount of Special Servicing Fee 11,037.18
 Aggregate Amount of Trustee Fee 1,353.64
 Aggregate Trust Fund Expenses 0.00
 Interest Reserve Deposit 0.00
 Interest Reserve Withdrawal 0.00

Bankruptcy Summary Information

Number of Loans in Bankruptcy 0
 Aggregate Beginning Principal Balance 0.00
 Aggregate Ending Principal Balance 0.00

Principal Distribution Amount 557,009.05

Principal portion of Monthly Payments and any Assumed Monthly Payments 557,009.05
 Voluntary Principal Prepayments 0.00
 Collection of Principal on a Balloon Loan after its Stated Maturity Date 0.00
 Liquidation Proceeds and Insurance Proceeds received on a Mortgage Loan 0.00

Appraisal Reduction Detail

Loan Number	Appraisal Reduction Amount	Cumulative ASER Amount	Date Appraisal Reduction Effected
296000038	5,447,806.68	468,549.74	07/10/2001
901000083	7,133,775.70	160,980.00	04/10/2002
Total	12,581,582.38	629,529.74	

(1) The Available Distribution Amount includes any Prepayment Premiums .

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Ratings Detail

Class	CUSIP	Original Ratings			Current Ratings (1)		
		Fitch	Moody's	S & P	Fitch	Moody's	S & P
A-1	589929UC0	AAA	X	AAA	AAA	X	AAA
A-2	589929UD8	AAA	X	AAA	AAA	X	AAA
IO	589929UK2	AAA	X	AAA	AAA	X	AAA
B	589929UE6	AA	X	AA	AA	X	AA
C	589929UF3	A	X	A	A	X	A
D	589929UG1	A-	X	A-	A-	X	A-
E	589929UH9	BBB	X	BBB	BBB	X	BBB
F	589929UJ5	BBB-	X	BBB-	BBB-	X	BBB-
G	589929UL0	BB	X	BB	BB	X	BB
H	589929UM8	B	X	B	B	X	B
J	589929UN6	B-	X	B-	B-	X	B-
K	589929UP1	NR	X	NR	NR	X	NR

NR - Designates that the class was not rated by the above agency at the time of original issuance.
 X - Designates that the above rating agency did not rate any classes in this transaction at the time of original issuance.
 N/A - Data not available this period.

1) For any class not rated at the time of original issuance by any particular rating agency, no request has been made subsequent to issuance to obtain rating information, if any, from such rating agency. The current ratings were obtained directly from the applicable rating agency within 30 days of the payment date listed above. The ratings may have changed since they were obtained. Because the ratings may have changed, you may want to obtain current ratings directly from the rating agencies.

Fitch, Inc.
 One State Street Plaza
 New York, New York 10004
 (212) 908-0500

Moody's Investors Service
 99 Church Street
 New York, New York 10007
 (212) 553-0300

Standard & Poor's Rating Services
 55 Water Street
 New York, New York 10041
 (212) 438-2430

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Current Mortgage Loan and Property Stratification Tables

Scheduled Balance

Scheduled Balance	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Below 999,999	6	5,069,652.48	0.89	86	8.7045	1.278360
1,000,000 to 1,999,999	24	37,995,388.12	6.67	86	8.2652	1.507680
2,000,000 to 2,999,999	21	49,553,227.92	8.70	86	8.2801	1.454591
3,000,000 to 3,999,999	7	24,024,418.74	4.22	88	8.3960	1.273231
4,000,000 to 4,999,999	8	36,054,178.16	6.33	85	7.8279	1.385119
5,000,000 to 5,999,999	3	17,172,407.04	3.02	86	8.0683	1.601936
6,000,000 to 6,999,999	11	70,189,159.44	12.33	86	8.3545	1.121340
7,000,000 to 7,999,999	3	23,745,036.56	4.17	94	8.0266	1.463061
8,000,000 to 8,999,999	5	42,212,783.68	7.41	83	7.9043	1.501689
9,000,000 to 9,999,999	3	27,745,343.30	4.87	70	8.0118	1.210565
10,000,000 to 14,999,999	5	60,909,391.43	10.70	82	7.9369	1.460498
15,000,000 to 19,999,999	6	104,131,990.81	18.29	87	7.8277	1.367319
20,000,000 to 24,999,999	2	45,215,518.13	7.94	87	7.8229	1.746622
25,000,000 or greater	1	25,376,027.46	4.46	73	6.9770	1.520000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

State (3)

State	# of Props.	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Alabama	1	2,206,321.47	0.39	88	8.2500	1.600000
Arizona	1	3,149,471.17	0.55	88	8.3750	1.530000
Arkansas	1	1,679,242.18	0.29	87	8.4100	1.230000
California	12	68,035,563.46	11.95	89	8.1273	1.459995
Colorado	3	11,298,020.29	1.98	85	8.1056	1.342523
Connecticut	7	42,123,792.47	7.40	86	8.0462	1.571583
Florida	4	12,384,531.35	2.18	82	7.8120	1.334201
Georgia	1	1,879,968.26	0.33	86	7.7000	3.000000
Idaho	1	4,537,949.82	0.80	88	7.8750	1.530000
Illinois	2	5,833,187.26	1.02	87	7.6551	2.382160
Indiana	2	24,366,586.43	4.28	86	7.7252	1.281984
Louisiana	3	13,658,524.11	2.40	87	8.2632	0.988790
Maryland	2	43,405,276.33	7.62	78	7.1942	1.549076
Massachusetts	3	15,708,179.56	2.76	88	8.4570	2.793389
Michigan	1	11,692,519.18	2.05	61	7.4700	1.320000
Mississippi	1	1,705,580.65	0.30	88	8.4100	1.380000
Nevada	3	19,112,512.93	3.36	87	8.1141	1.210835
New Jersey	2	3,900,040.14	0.68	88	8.2733	1.241398
New York	11	47,241,811.09	8.30	87	8.3889	0.961634
North Carolina	4	3,159,014.72	0.55	87	8.5000	1.710000
Ohio	4	14,185,105.82	2.49	85	7.5424	1.384007
Oklahoma	3	5,833,548.29	1.02	86	8.4437	0.986533
Oregon	1	8,321,197.84	1.46	88	7.9200	1.930000
Pennsylvania	3	11,052,785.90	1.94	86	8.8681	1.015245
Rhode Island	1	4,126,762.00	0.72	87	8.0500	1.160000
South Carolina	2	28,352,245.45	4.98	89	7.8500	1.740867
Tennessee	4	8,077,290.96	1.42	88	8.5010	1.367384
Texas	22	101,860,615.68	17.89	80	7.8875	1.370264
Utah	1	17,809,592.99	3.13	87	7.9500	1.390000
Virginia	6	18,719,601.74	3.29	87	8.2527	0.746711
Washington	1	7,992,212.02	1.40	86	8.3750	1.330000
Wyoming	1	5,985,471.71	1.05	88	8.3500	1.640000
Totals	114	569,394,523.27	100.00	85	7.9966	1.410608

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Current Mortgage Loan and Property Stratification Tables

Seasoning

Seasoning	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
12 months or less	0	0.00	0.00	0	0.0000	0.000000
13 to 24 months	0	0.00	0.00	0	0.0000	0.000000
25 to 36 months	92	495,884,799.11	87.09	87	8.0874	1.379229
37 to 48 months	11	56,030,701.47	9.84	77	7.4394	1.631668
49 or greater	2	17,479,022.69	3.07	50	7.2076	1.592205
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

Age of Most Recent NOI

Age of Most Recent NOI	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
1 year or less	100	538,417,805.37	94.56	84	7.9914	1.433708
1 to 2 years	5	30,976,717.90	5.44	87	8.0862	1.009096
2 years or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

Note Rate

Note Rate	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
6.999% or less	1	25,376,027.46	4.46	73	6.9770	1.520000
7.000% to 7.124%	1	9,221,184.98	1.62	33	7.0800	1.630000
7.125% to 7.249%	1	4,717,406.86	0.83	74	7.1700	1.470000
7.250% to 7.374%	1	8,257,837.71	1.45	68	7.3500	1.550000
7.375% to 7.499%	1	11,692,519.18	2.05	61	7.4700	1.320000
7.500% to 7.624%	5	59,878,188.55	10.52	85	7.5161	1.527432
7.625% to 7.749%	2	10,575,589.26	1.86	86	7.7247	1.470643
7.750% to 7.874%	14	101,876,689.51	17.89	88	7.8195	1.553292
7.875% to 7.999%	10	72,340,999.43	12.70	87	7.9366	1.466859
8.000% to 8.124%	8	38,890,505.84	6.83	87	8.0263	1.119348
8.125% to 8.249%	9	58,801,659.65	10.33	87	8.1905	1.252576
8.250% to 8.374%	8	23,345,979.40	4.10	87	8.3127	1.294738
8.375% to 8.499%	24	75,772,834.88	13.31	87	8.4173	1.461007
8.500% to 8.624%	9	27,407,363.31	4.81	88	8.5350	1.388824
8.625% to 8.749%	2	7,062,482.48	1.24	88	8.6409	1.510859
8.750% to 8.874%	2	9,135,377.99	1.60	86	8.8000	0.709785
8.875% to 8.999%	2	14,934,811.51	2.62	88	8.9160	1.364075
9.000% to 9.124%	1	6,589,266.42	1.16	86	9.0500	0.700000
9.125% to 9.249%	2	1,675,438.83	0.29	88	9.1686	1.107221
9.250% to 9.374%	1	776,620.55	0.14	85	9.3500	1.850000
9.375% or greater	1	1,065,739.47	0.19	86	9.5000	1.350000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

See footnotes on last page of this section.

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Current Mortgage Loan and Property Stratification Tables

Property Type (3)

Property Type	# of Props.	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Health Care	4	7,731,863.04	1.36	81	8.0135	2.161015
Industrial	14	46,868,929.57	8.23	87	8.3222	1.145553
Lodging	3	18,636,756.52	3.27	88	8.2261	2.884359
Mixed Use	2	7,792,941.85	1.37	87	8.2634	1.039233
Mobile Home Park	6	6,112,768.15	1.07	87	7.8070	1.962735
Multi-Family	30	176,014,214.45	30.91	80	7.6936	1.293081
Office	20	158,187,688.99	27.78	86	7.9827	1.469633
Other	2	10,483,385.34	1.84	89	8.8506	1.488957
Retail	32	135,782,090.16	23.85	87	8.1825	1.331092
Self Storage	1	1,783,885.20	0.31	87	8.4200	1.410000
Totals	114	569,394,523.27	100.00	85	7.9966	1.410608

Debt Service Coverage Ratio (1)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
1.29 or less	42	190,341,076.90	33.43	87	8.2166	0.965784
1.30 to 1.39	12	88,388,162.12	15.52	83	7.8523	1.346518
1.40 to 1.49	13	55,848,632.38	9.81	85	8.0213	1.444301
1.50 to 1.59	14	113,335,614.39	19.90	82	7.7798	1.529712
1.60 to 1.69	6	34,269,457.34	6.02	77	7.7693	1.626957
1.70 to 1.79	6	15,178,736.02	2.67	87	8.1924	1.751536
1.80 to 2.49	7	49,599,109.83	8.71	87	7.8909	1.922962
2.50 to 2.99	2	7,241,994.43	1.27	87	7.8267	2.686671
3.00 to 3.49	2	13,274,730.35	2.33	88	8.3695	3.008584
3.50 or greater	1	1,917,009.51	0.34	81	8.2000	4.800000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

Anticipated Remaining Term (ARD and Balloon Loans)

Anticipated Remaining Term (2)	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
72 months or less	3	29,171,541.87	5.12	54	7.3128	1.483100
73 to 96 months	101	532,290,518.17	93.48	86	8.0365	1.403664
97 to 108 months	0	0.00	0.00	0	0.0000	0.000000
109 to 120 months	1	7,932,463.23	1.39	109	7.8300	1.610000
121 months or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

Remaining Amortization Term (ARD and Balloon Loans)

Remaining Amortization Term	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
180 months or less	0	0.00	0.00	0	0.0000	0.000000
181 to 210 months	0	0.00	0.00	0	0.0000	0.000000
211 to 240 months	0	0.00	0.00	0	0.0000	0.000000
241 to 270 months	26	76,404,147.25	13.42	86	8.4513	1.772506
271 to 300 months	4	12,797,033.29	2.25	85	7.8102	2.008062
301 to 330 months	75	480,193,342.73	84.33	84	7.9292	1.337104
331 to 360 months	0	0.00	0.00	0	0.0000	0.000000
361 months or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	105	569,394,523.27	100.00	85	7.9966	1.410608

(1) Debt Service Coverage Ratios are updated periodically as new NOI figures become available from borrowers on an asset level. In all cases the most current DSCR provided by the Servicer is used. To the extent that no DSCR is provided by the Servicer, information from the offering document is used. The Trustee makes no representations as to the accuracy of the data provided by the borrower for this calculation.

(2) Anticipated Remaining Term and WAM are each calculated based upon the term from the current month to the earlier of the Anticipated Repayment Date, if applicable, and the Maturity Date.

(3) Data in this table was calculated by allocating pro-rata the current loan information to the properties based upon the Cut-off Date balance of each property as disclosed in the offering document.

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**Payment Date: 05/16/2002
Record date: 04/30/2002**

Mortgage Loan Detail

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
296000001	ML-107	MF	Fort Washington	MD	147,701.75	27,742.91	6.977%	06/01/2008	06/01/2028	N	25,403,770.37	25,376,027.46	05/01/2002				
190000257	PW-7905	OF	Columbia	SC	162,240.41	20,763.32	7.850%	10/01/2009	10/01/2029	N	24,801,081.40	24,780,318.08	05/01/2002				
296000004	ML-117	OF	Farmington	CT	132,787.78	19,914.10	7.790%	N/A	06/01/2009	N	20,455,114.15	20,435,200.05	05/01/2002				
296000017	ML-156	RT	Cerritos	CA	122,505.10	17,076.14	7.980%	N/A	09/01/2009	N	18,421,819.60	18,404,743.46	05/01/2002				
190000250	PW-8202	OF	Dallas	TX	124,619.85	14,372.75	8.200%	09/01/2009	09/01/2029	N	18,237,051.26	18,222,678.51	05/01/2002				
563970563	ML-126	MF	Silver Spring	MD	112,786.36	16,568.32	7.500%	N/A	06/01/2009	N	18,045,817.19	18,029,248.87	05/01/2002				
901000083	ORIX-3325	OF	Salt Lake City	UT	118,086.77	14,824.55	7.950%	N/A	08/01/2009	N	17,824,417.54	17,809,592.99	01/01/2002	04/10/2002	7,133,775.70	13	
296000038	PW-8703	MF	Various	VA	101,888.17	28,221.11	8.200%	N/A	08/01/2009	N	14,910,463.71	14,882,242.60	12/01/2000	07/10/2001	5,447,806.68	7	
901000068	ORIX-2965	OF	Irving	TX	100,524.99	14,845.40	7.500%	N/A	05/01/2009	N	16,083,998.09	16,069,152.69	05/01/2002				
296000014	ML-129	MF	Hammond	IN	101,345.11	14,996.33	7.790%	N/A	08/01/2009	N	15,611,570.62	15,596,574.29	05/01/2002				
563970569	ML-124	MF	Columbus	OH	76,207.00	11,194.81	7.500%	N/A	06/01/2009	N	12,193,119.75	12,181,924.94	05/01/2002				
563970557	ML-125	MF	Farmington Hills	MI	72,853.20	10,806.17	7.470%	N/A	06/01/2007	N	11,703,325.35	11,692,519.18	05/01/2002				
296000023	ML-138	LO	North Falmouth	MA	80,630.47	15,210.69	8.480%	N/A	09/01/2009	N	11,409,972.78	11,394,762.09	05/01/2002				
296000015	ML-147	OF	Las Vegas	NV	71,786.41	10,018.63	8.000%	N/A	08/01/2009	N	10,767,961.25	10,757,942.62	05/01/2002				
901000082	ORIX-3208	RT	Hamden	CT	66,705.46	6,928.92	8.530%	N/A	09/01/2009	N	9,384,120.80	9,377,191.88	05/01/2002				
296000036	ML-111	MF	Grand Prairie	TX	54,470.54	11,109.52	7.080%	N/A	02/01/2005	N	9,232,294.50	9,221,184.98	05/01/2002				
296000021	ML-143	IN	Melville	NY	64,236.92	7,939.20	8.420%	N/A	09/01/2009	N	9,154,905.64	9,146,966.44	05/01/2002				
901000063	ORIX-3108	RT	Indianapolis	IN	55,666.81	7,934.72	7.610%	N/A	05/01/2009	N	8,777,946.86	8,770,012.14	05/01/2002				
296000009	ML-112	RT	Hempstead	NY	56,069.01	8,494.36	7.730%	N/A	07/01/2009	N	8,704,115.36	8,695,621.00	05/01/2002				
296000033	ML-103	MF	Dallas	TX	50,638.24	9,629.60	7.350%	N/A	01/01/2008	N	8,267,467.31	8,257,837.71	05/01/2002				
296000028	PW-7942	RT	Bend	OR	54,965.65	6,930.95	7.920%	N/A	09/01/2009	N	8,328,128.79	8,321,197.84	05/01/2002				
850000002	ORIX-3257	OT	Thousand Oaks	CA	60,989.26	9,215.85	8.950%	N/A	10/01/2009	N	8,177,330.84	8,168,114.99	05/01/2002				
296000031	ML-101	IN	Seattle	WA	55,855.60	10,978.56	8.375%	N/A	07/01/2009	N	8,003,190.58	7,992,212.02	05/01/2002				
296000003	ML-116	MF	Riverside	CA	51,809.46	7,683.45	7.830%	N/A	06/01/2011	N	7,940,146.68	7,932,463.23	05/01/2002				
901000062	ORIX-3100	OF	Dallas	TX	51,332.12	6,645.67	7.870%	N/A	07/01/2009	N	7,827,006.98	7,820,361.31	05/01/2002				
296000011	ML-114	RT	New York	NY	50,109.43	8,662.74	8.875%	N/A	08/01/2009	N	6,775,359.26	6,766,696.52	05/01/2002				
296000010	ML-115	MU	Beverly Hills	CA	45,268.11	6,201.05	8.068%	N/A	08/01/2009	N	6,733,403.43	6,727,202.38	05/01/2002				
296000043	PW-8028	RT	Brooklyn	NY	49,018.58	4,720.06	8.800%	07/01/2009	07/01/2029	N	6,684,351.17	6,679,631.11	05/01/2002				
296000040	PW-7562	OF	Philadelphia	PA	49,727.41	4,423.52	9.050%	N/A	07/01/2009	N	6,593,689.94	6,589,266.42	05/01/2002				
296000020	ML-154	MF	Enfield	CT	41,667.62	5,980.42	7.875%	N/A	09/01/2009	N	6,349,350.88	6,343,370.46	05/01/2002				
296000044	PW-6132	MF	Harvey	LA	42,068.87	5,115.33	8.050%	N/A	08/01/2009	N	6,271,135.99	6,266,020.66	02/01/2002				13
296000046	PW-6376	MF	New Orleans	LA	44,225.11	4,758.75	8.450%	N/A	07/01/2009	N	6,280,489.43	6,275,730.68	05/01/2002				
296000041	PW-8763	MF	Henderson	NV	43,381.92	4,770.65	8.350%	N/A	09/01/2009	N	6,234,527.60	6,229,756.95	05/01/2002				
296000029	ML-134	IN	Round Rock	TX	41,792.44	5,498.02	8.190%	N/A	09/01/2009	N	6,123,434.81	6,117,936.79	05/01/2002				

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Mortgage Loan Detail

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
901000072	ORIX-3266	RT	Westminster	CO	41,631.69	4,928.47	8.150%	N/A	07/01/2009	N	6,129,819.96	6,124,891.49	05/01/2002				
901000059	ORIX-3115	OF	Laguna Hills	CA	40,188.82	5,220.62	7.940%	N/A	03/01/2009	N	6,073,876.60	6,068,655.98	05/01/2002				
190000248	PW-6410	RT	Laramie	WY	41,680.80	4,583.59	8.350%	N/A	09/01/2009	N	5,990,055.30	5,985,471.71	05/01/2002				
190000241	PW-7043	MF	St. Petersburg	FL	38,444.36	4,774.37	8.000%	N/A	07/01/2009	N	5,766,654.00	5,761,879.63	05/01/2002				
901000045	ORIX-2939	OF	Los Angeles	CA	35,456.32	8,862.89	7.830%	N/A	04/01/2009	N	5,433,918.59	5,425,055.70	05/01/2002				
296000013	ML-128	LO	Schiller Park	IL	30,212.76	6,191.99	7.500%	N/A	08/01/2009	N	4,834,041.90	4,827,849.91	05/01/2002				
901000061	ORIX-3151	RT	Houston	TX	31,258.64	5,612.88	7.750%	N/A	05/01/2009	N	4,840,047.45	4,834,434.57	05/01/2002				
901000004	ORIX-1825	OF	Ft. Lauderdale	FL	28,216.05	4,945.12	7.170%	N/A	07/01/2008	N	4,722,351.98	4,717,406.86	05/01/2002				
190000244	PW-8064	RT	Pasadena	CA	31,857.68	3,782.18	8.125%	08/01/2009	08/01/2029	N	4,705,134.70	4,701,352.52	05/01/2002				
296000018	ML-136	RT	Twin Falls	ID	29,808.37	4,278.30	7.875%	N/A	09/01/2009	N	4,542,228.12	4,537,949.82	05/01/2002				
190000233	PW-7141	MF	San Antonio	TX	27,869.62	3,601.05	7.900%	N/A	06/01/2009	N	4,233,360.73	4,229,759.68	05/01/2002				
901000067	ORIX-3256	RT	North Kingstown	RI	27,706.29	3,368.93	8.050%	N/A	08/01/2009	N	4,130,130.93	4,126,762.00	05/01/2002				
296000030	ML-152	OF	Houston	TX	28,490.54	3,564.23	8.375%	N/A	09/01/2009	N	4,082,227.03	4,078,662.80	05/01/2002				
296000042	PW-7790	OF	Smithtown	NY	27,659.69	2,743.51	8.650%	09/01/2009	10/01/2029	N	3,837,182.37	3,834,438.86	03/01/2002				13
190000260	PW-8694	IN	Woodlands	TX	25,454.74	2,733.25	8.400%	N/A	10/01/2009	N	3,636,391.67	3,633,658.42	05/01/2002				
190000245	PW-8313	MF	Conway	SC	23,386.09	3,015.63	7.850%	N/A	09/01/2009	N	3,574,943.00	3,571,927.37	05/01/2002				13
296000019	ML-148	OF	San Diego	CA	24,098.61	3,010.72	8.380%	N/A	09/01/2009	N	3,450,875.30	3,447,864.58	05/01/2002				
901000087	ORIX-3438	RT	Southampton	PA	23,231.83	2,338.03	8.630%	N/A	09/01/2009	N	3,230,381.65	3,228,043.62	05/01/2002				
190000246	PW-6482	OF	Various	NC	22,403.83	3,878.78	8.500%	N/A	08/01/2009	N	3,162,893.50	3,159,014.72	05/01/2002				
296000025	ML-139	RT	Mesa	AZ	21,999.89	2,752.23	8.375%	N/A	09/01/2009	N	3,152,223.40	3,149,471.17	05/01/2002				
296000037	PW-7789	IN	Parsippany	NJ	20,594.22	2,319.41	8.250%	10/01/2009	10/01/2029	N	2,995,523.09	2,993,203.68	05/01/2002				
901000088	ORIX-3356	OF	Nashville	TN	20,916.38	3,483.51	8.620%	N/A	09/01/2009	N	2,911,792.84	2,908,309.33	05/01/2002				
296000012	ML-131	MF	Milford	CT	18,756.09	2,710.14	7.875%	N/A	08/01/2009	N	2,858,070.11	2,855,359.97	05/01/2002				
901000071	ORIX-3161	RT	Woodland Park	CO	19,464.67	2,253.44	8.220%	N/A	07/01/2009	N	2,841,557.19	2,839,303.75	05/01/2002				
901000052	ORIX-2187	RT	Watertown	NY	18,002.59	2,449.70	7.850%	N/A	01/01/2009	N	2,751,987.65	2,749,537.95	05/01/2002				
296000008	ML-110	RT	Laguna Niguel	CA	17,047.12	2,248.92	8.230%	N/A	06/01/2009	N	2,485,606.93	2,483,358.01	05/01/2002				
296000045	PW-7064	IN	Oklahoma City	OK	18,021.54	1,735.31	8.800%	N/A	07/01/2009	N	2,457,482.19	2,455,746.88	05/01/2002				
296000024	ML-137	LO	South Yarmouth	MA	17,082.73	3,222.60	8.480%	N/A	09/01/2009	N	2,417,367.12	2,414,144.52	05/01/2002				
901000055	ORIX-2507	HC	El Campo	TX	15,391.19	3,245.10	7.950%	N/A	02/01/2009	N	2,323,198.11	2,319,953.01	05/01/2002				
296000022	ML-151	IN	Maspeth	NY	16,436.39	3,085.60	8.500%	N/A	09/01/2009	N	2,320,431.87	2,317,346.27	04/01/2002				
296000016	ML-135	OT	New York	NY	16,421.84	3,106.79	8.500%	N/A	08/01/2009	N	2,318,377.14	2,315,270.35	03/01/2002				13
901000033	ORIX-2607	IN	Loveland	CO	15,280.71	2,079.33	7.850%	N/A	01/01/2009	N	2,335,904.38	2,333,825.05	05/01/2002				
296000039	PW-7395	MF	Montgomery	AL	15,180.31	1,723.19	8.250%	N/A	09/01/2009	N	2,208,044.66	2,206,321.47	05/01/2002				
190000247	PW-8352	IN	Las Vegas	NV	14,184.06	2,795.90	8.000%	N/A	09/01/2009	N	2,127,609.26	2,124,813.36	05/01/2002				

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Mortgage Loan Detail

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
190000249	PW-7958	OF	Memphis	TN	14,715.08	1,506.58	8.550%	10/01/2009	10/01/2029	N	2,065,274.07	2,063,767.49	05/01/2002				
296000034	ML-140	RT	McKinney	TX	14,338.56	1,806.23	8.375%	N/A	08/01/2009	N	2,054,480.92	2,052,674.69	05/01/2002				
190000239	PW-7146	MF	West Haven	CT	14,339.49	1,567.68	8.400%	N/A	07/01/2009	N	2,048,498.32	2,046,930.64	05/01/2002				
901000070	ORIX-3238	RT	Tyler	TX	14,302.27	1,558.65	8.410%	N/A	07/01/2009	N	2,040,751.86	2,039,193.21	05/01/2002				
296000027	ML-145	RT	Newport News	VA	14,284.98	1,704.16	8.500%	N/A	11/01/2009	N	2,016,702.44	2,014,998.28	05/01/2002				
901000056	ORIX-2508	HC	Kingsland	TX	12,818.94	2,854.13	7.750%	N/A	02/01/2009	N	1,984,868.18	1,982,014.05	05/01/2002				
190000255	PW-6232	RT	Rockville Center	NY	14,458.31	1,449.93	8.600%	11/01/2009	11/01/2029	N	2,017,439.06	2,015,989.13	05/01/2002				
190000237	PW-7312	MH	Various	OH	13,031.89	1,725.46	7.800%	N/A	07/01/2009	N	2,004,906.34	2,003,180.88	05/01/2002				
296000026	ML-144	IN	Santa Ana	CA	13,859.27	1,714.93	8.390%	N/A	10/01/2009	N	1,982,255.24	1,980,540.31	05/01/2002				
901000054	ORIX-2509	HC	Dinuba	CA	13,117.23	2,585.01	8.200%	N/A	02/01/2009	N	1,919,594.52	1,917,009.51	05/01/2002				
901000066	ORIX-3290	IN	Everett	MA	13,133.36	1,817.12	8.290%	N/A	06/01/2009	N	1,901,090.07	1,899,272.95	05/01/2002				
190000240	PW-7710	MH	Buford	GA	12,073.72	1,650.76	7.700%	N/A	07/01/2009	N	1,881,619.02	1,879,968.26	05/01/2002				
190000232	PW-6045	RT	Norman	OK	12,383.64	1,557.89	8.000%	N/A	05/01/2009	N	1,857,545.84	1,855,987.95	05/01/2002				
901000077	ORIX-3434	RT	Newport News	VA	12,781.38	1,379.07	8.410%	N/A	09/05/2009	N	1,823,739.93	1,822,360.86	05/05/2002				
296000035	ML-132	SS	Austin	TX	12,533.89	2,417.93	8.420%	N/A	08/01/2009	N	1,786,303.13	1,783,885.20	05/01/2002				
901000080	ORIX-3432	RT	Jackson	MS	11,962.32	1,290.70	8.410%	N/A	09/05/2009	N	1,706,871.35	1,705,580.65	05/05/2002				
901000078	ORIX-3433	RT	Little Rock	AR	11,777.64	1,277.12	8.410%	N/A	08/05/2009	N	1,680,519.30	1,679,242.18	05/05/2002				
190000221	PW-7130	IN	Austin	TX	10,694.66	2,257.74	7.850%	N/A	05/01/2009	N	1,634,851.93	1,632,594.19	05/01/2002				
901000020	ORIX-2104	RT	Houston	TX	11,209.85	2,193.80	8.250%	N/A	01/01/2009	N	1,630,523.23	1,628,329.43	05/01/2002				
901000075	ORIX-3436	RT	Plano	TX	11,306.40	1,226.01	8.410%	N/A	08/01/2009	N	1,613,279.13	1,612,053.12	05/05/2002				
901000074	ORIX-3430	RT	Brentwood	TN	11,280.93	1,217.17	8.410%	N/A	09/05/2009	N	1,609,644.56	1,608,427.39	05/05/2002				
901000057	ORIX-2596	HC	Seguin	TX	10,377.04	2,009.49	8.220%	N/A	03/01/2009	N	1,514,895.96	1,512,886.47	05/01/2002				
901000076	ORIX-3435	RT	Oklahoma City	OK	10,673.49	1,157.38	8.410%	N/A	08/05/2009	N	1,522,970.84	1,521,813.46	05/05/2002				
190000236	PW-7166	MF	Clarksville	TN	10,365.96	1,906.85	8.300%	N/A	07/01/2009	N	1,498,693.60	1,496,786.75	05/01/2002				
190000259	PW-7119	MH	Washingtonville	NY	9,645.81	1,901.64	7.970%	N/A	10/01/2009	N	1,452,317.86	1,450,416.22	05/01/2002				
901000079	ORIX-3431	RT	El Paso	TX	9,349.19	1,013.79	8.410%	N/A	08/05/2009	N	1,334,010.27	1,332,996.48	05/05/2002				
296000002	ML-108	MF	Brooklyn	NY	8,520.69	1,846.97	8.040%	N/A	05/01/2009	N	1,271,744.21	1,269,897.24	05/01/2002				
296000005	ML-104	IN	Norristown	PA	8,781.81	1,398.97	8.520%	N/A	06/01/2009	N	1,236,874.83	1,235,475.86	05/01/2002				
901000073	ORIX-3429	RT	Baton Rouge	LA	7,832.64	845.11	8.410%	N/A	09/05/2009	N	1,117,617.88	1,116,772.77	05/05/2002				
296000007	ML-100	MU	New Haven	CT	8,447.18	1,272.33	9.500%	N/A	07/01/2009	N	1,067,011.80	1,065,739.47	05/01/2002				
190000243	PW-7127	IN	Elgin	IL	7,042.72	766.12	8.400%	N/A	08/01/2009	N	1,006,103.47	1,005,337.35	05/01/2002				
296000048	PW-8085	MF	Tampa	FL	7,473.06	1,056.28	9.200%	N/A	10/01/2009	N	974,747.29	973,691.01	04/01/2002				
190000238	PW-7424	MF	St. Pete Beach	FL	6,564.67	706.37	8.450%	N/A	07/01/2009	N	932,260.22	931,553.85	05/01/2002				
190000234	PW-6437	MF	Passaic	NJ	6,318.12	1,156.23	8.350%	N/A	06/01/2009	N	907,992.69	906,836.46	05/01/2002				

See footnotes on last page of this section.



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Mortgage Loan Detail

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
296000006	ML-106	MH	Aptos	CA	5,056.73	755.40	7.780%	N/A	07/01/2009	N	779,958.19	779,202.79	05/01/2002				
296000047	PW-7170	MF	Irving	TX	6,057.78	848.56	9.350%	N/A	06/01/2009	N	777,469.11	776,620.55	02/01/2002			13	
190000242	PW-7781	MF	Houston	TX	5,342.19	787.21	9.125%	N/A	07/01/2009	N	702,535.03	701,747.82	05/01/2002				
Totals					3,798,051.28	557,009.05					569,951,532.32	569,394,523.27			12,581,582.38		

<u>(1) Property Type Code</u>		<u>(2) Resolution Strategy Code</u>		<u>(3) Modification Code</u>	
MF - Multi-Family	OF - Office	1 - Modification	6 - DPO	10 - Deed in Lieu Of Foreclosure	1 - Maturity Date Extension
RT - Retail	MU - Mixed Use	2 - Foreclosure	7 - REO		2 - Amortization Change
HC - Health Care	LO - Lodging	3 - Bankruptcy	8 - Resolved	11 - Full Payoff	3 - Principal Write-Off
IN - Industrial	SS - Self Storage	4 - Extension	9 - Pending Return	12 - Reps and Warranties	4 - Combination
WH - Warehouse	OT - Other	5 - Note Sale	to Master Servicer	13 - Other or TBD	
MH - Mobile Home Park					



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Principal Prepayment Detail

Loan Number	Offering Document Cross-Reference	Principal Prepayment Amount		Prepayment Penalties	
		Payoff Amount	Curtailement Amount	Prepayment Premium	Yield Maintenance Premium
No Principal Prepayments this Period					
Totals					

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Historical Detail

Distribution Date	Delinquencies						Prepayments		Rate and Maturities		WAM								
	#	30-59 Days Balance	#	60-89 Days Balance	#	90 Days or More Balance	#	Foreclosure Balance	#	REO Balance		#	Modifications Balance	#	Curtailments Amount	#	Payoff Amount	Next Weighted Avg. Coupon	Remit
05/16/2002	2	\$6,149,709.21	2	\$7,042,641.21	1	\$17,809,592.99	0	\$0.00	1	\$14,882,242.60	0	\$0.00	0	\$0.00	0	\$0.00	7.996587%	7.931888%	85
04/16/2002	2	\$10,108,318.36	1	\$777,469.11	1	\$17,824,417.54	0	\$0.00	1	\$14,910,463.71	0	\$0.00	0	\$0.00	0	\$0.00	7.996577%	7.931878%	86
03/15/2002	2	\$4,617,101.00	0	\$0.00	1	\$17,835,231.84	0	\$0.00	1	\$14,935,114.49	0	\$0.00	0	\$0.00	0	\$0.00	7.996562%	7.931862%	87
02/15/2002	2	\$4,622,884.49	0	\$0.00	1	\$17,857,722.91	0	\$0.00	1	\$14,970,636.58	0	\$0.00	0	\$0.00	0	\$0.00	7.996564%	7.931863%	88
01/16/2002	1	\$3,845,296.25	0	\$0.00	1	\$17,868,310.75	0	\$0.00	1	\$14,994,865.45	0	\$0.00	1	\$2,107,641.09	0	\$0.00	7.996548%	7.931847%	89
12/17/2001	0	\$0.00	0	\$0.00	1	\$17,878,826.60	0	\$0.00	1	\$17,111,787.59	0	\$0.00	0	\$0.00	0	\$0.00	7.997274%	7.932543%	90
11/16/2001	0	\$0.00	1	\$17,893,195.50	0	\$0.00	0	\$0.00	1	\$17,124,876.88	0	\$0.00	0	\$0.00	0	\$0.00	7.997258%	7.932527%	91
10/16/2001	0	\$0.00	0	\$0.00	1	\$17,134,001.07	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	7.997236%	7.932505%	92
09/17/2001	0	\$0.00	0	\$0.00	1	\$17,146,939.60	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	7.997220%	7.932489%	93
08/16/2001	2	\$20,268,766.27	0	\$0.00	1	\$17,155,909.10	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	7.997199%	7.932467%	94
07/16/2001	2	\$20,281,254.34	0	\$0.00	1	\$17,164,815.71	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	7.997177%	7.932445%	95
06/15/2001	1	\$2,346,125.98	0	\$0.00	1	\$17,177,545.10	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	7.997161%	7.932429%	96

Note: Foreclosure and REO Totals are excluded from the delinquencies aging categories.



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Delinquency Loan Detail

Loan Number	Offering Document Cross-Reference	# of Months Delinq.	Paid Through Date	Current P & I Advances	Outstanding P & I Advances **	Status of Mortgage Loan (1)	Resolution Strategy Code (2)	Servicing Transfer Date	Foreclosure Date	Actual Principal Balance	Outstanding Servicing Advances	Bankruptcy Date	REO Date
901000083	ORIX-3325	3	01/01/2002	127,677.12	370,665.28	3	13	08/09/2001		17,868,310.75	28,623.32		
296000038	PW-8703	16	12/01/2000	97,377.04	1,617,906.33	9	7	07/25/2000		14,994,865.45	1,756,116.24		10/25/2001
296000044	PW-6132	2	02/01/2002	47,184.20	141,552.60	2	13	03/20/2001		6,282,671.16	182,357.90		
296000042	PW-7790	1	03/01/2002	30,403.20	60,806.40	1	13	01/25/2002		3,838,990.41	25,839.78		
296000022	ML-151	0	04/01/2002	19,521.99	19,521.99	B				2,320,431.87	0.00		
296000016	ML-135	1	03/01/2002	19,528.63	39,057.26	1	13	07/23/2001		2,320,917.94	19,293.54		
296000048	PW-8085	0	04/01/2002	8,529.34	8,529.34	B				974,747.29	0.00		
296000047	PW-7170	2	02/01/2002	6,906.34	20,719.02	2	13	03/20/2002		779,349.32	0.00		
Totals				357,127.86	2,278,758.22					49,380,284.19	2,012,230.78		

Totals By Delinquency Code:

Total for Status Code = 1 (2 loans)	49,931.83	99,863.66		6,159,908.35	45,133.32
Total for Status Code = 2 (2 loans)	54,090.54	162,271.62		7,062,020.48	182,357.90
Total for Status Code = 3 (1 loan)	127,677.12	370,665.28		17,868,310.75	28,623.32
Total for Status Code = 9 (1 loan)	97,377.04	1,617,906.33		14,994,865.45	1,756,116.24
Total for Status Code = B (2 loans)	28,051.33	28,051.33		3,295,179.16	0.00

(1) Status of Mortgage Loan

- | | | |
|---|-------------------------------------|---|
| A - Payment Not Received
But Still in Grace Period | 0 - Current | - Assumed Scheduled Payment
(Performing Matured Balloon) |
| B - Late Payment But Less
Than 1 Month Delinquent | 1 - One Month Delinquent | 7 - Foreclosure |
| | 2 - Two Months Delinquent | 9 - REO |
| | 3 - Three or More Months Delinquent | |

(2) Resolution Strategy Code

- | | | |
|------------------|--|-------------------------------------|
| 1 - Modification | 6 - DPO | 10 - Deed In Lieu Of
Foreclosure |
| 2 - Foreclosure | 7 - REO | 11 - Full Payoff |
| 3 - Bankruptcy | 8 - Resolved | 12 - Reps and Warranties |
| 4 - Extension | 9 - Pending Return
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| 5 - Note Sale | | |

** Outstanding P & I Advances include the current period advance.

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Specially Serviced Loan Detail - Part 1

Loan Number	Offering Document Cross-Reference	Servicing Transfer Date	Resolution Strategy Code (1)	Scheduled Balance	Property Type (2)	State	Interest Rate	Actual Balance	Net Operating Income	DSCR Date	DSCR	Note Date	Maturity Date	Remaining Amortization Term
901000083	ORIX-3325	08/09/2001	13	17,809,592.99	OF	UT	7.950%	17,868,310.75	1,107,206.00	06/30/2001	1.39	09/01/1999	08/01/2009	326
296000038	PW-8703	07/25/2000	7	14,882,242.60	MF	VA	8.200%	14,994,865.45	460,737.00	06/30/2000	0.59	09/01/1999	08/01/2009	326
296000044	PW-6132	03/20/2001	13	6,266,020.66	MF	LA	8.050%	6,282,671.16	236,127.00	06/30/2001	0.83	09/01/1999	08/01/2009	326
296000042	PW-7790	01/25/2002	13	3,834,438.86	OF	NY	8.650%	3,838,990.41	415,119.00	09/30/2001	1.52	11/01/1999	10/01/2029	328
190000245	PW-8313	08/20/2001	13	3,571,927.37	MF	SC	7.850%	3,571,927.37	68,942.48	09/30/2001	0.29	10/01/1999	09/01/2009	327
296000016	ML-135	07/23/2001	13	2,315,270.35	OT	NY	8.500%	2,320,917.94	340,725.00	12/31/2000	1.45	09/01/1999	08/01/2009	266
296000047	PW-7170	03/20/2002	13	776,620.55	MF	TX	9.350%	779,349.32	153,186.21	12/31/2001	1.85	07/01/1999	06/01/2009	264

(1) Resolution Strategy Code

- | | | |
|------------------|---------------------------------------|----------------------------------|
| 1 - Modification | 6 - DPO | 10 - Deed in Lieu Of Foreclosure |
| 2 - Foreclosure | 7 - REO | 11 - Full Payoff |
| 3 - Bankruptcy | 8 - Resolved | 12 - Reps and Warranties |
| 4 - Extension | 9 - Pending Return to Master Servicer | 13 - Other or TBD |

(2) Property Type Code

- | | |
|-----------------------|-------------------|
| MF - Multi-Family | OF - Office |
| RT - Retail | MU - Mixed Use |
| HC - Health Care | LO - Lodging |
| IN - Industrial | SS - Self Storage |
| WH - Warehouse | OT - Other |
| MH - Mobile Home Park | |



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Specially Serviced Loan Detail - Part 2

Loan Number	Offering Document Cross-Reference	Resolution Strategy Code (1)	Site Inspection Date	Phase 1 Date	Appraisal Date	Appraisal Value	Other REO Property Revenue	Comments from Special Servicer
901000083	ORIX-3325	13			02/22/2002	12,400,000.00		Loan originally transferred to Special Servicing due to a payment default for the 7/1/01 loan payment. Loan is secured by an office property located in Salt Lake City, UT. Property consists of two 5-story bldgs. One office bldg is fully leased to a single-tenant. The other office bldg is currently only 20.5% occupied due to the vacancy of a large tenant in 4/01. Original payment default was due, in part, to a dispute over the amounts of payments required under two debt service reserve agreements. Borrower subsequently paid all amounts due, except the portion related to the disputed reserve payment amounts. Loan went into default again in 9/01 and Noteholder initiated a foreclosure action. Foreclosure was originally scheduled for 3/28/02, but was rescheduled
296000038	PW-8703	7						March 02 - Colonial Court is projected to be stabilized mid-summer 02, and projected to be listed for sale in the near future at \$2,200,000. Lee Hall and Norport require extensive unit rehab, and leasing efforts are showing improvement. April 02- Colonia I Court plan remain the same. Lee Hall had a net gain of 12 units, 2 units over projections. This may be contributed to the ongoing renovations necessary to attract good tenants and remove liability issues. Portsmouth (Norport) continues to suffer from poor market conditions despite ongoing renovation to attract good tenants and remove liability issues.
296000044	PW-6132	13			01/06/1999	9,200,000.00		The loan was transferred to special servicing due to concerns regarding the property condition and decrease in occupancy. Due to the Borrower's failure to respond to concerns regarding the property's condition, the replacement reserve amount was increased. The Borrower failed to pay the full amount due for March and is now in monetary default. The property was seized and a keeper has been appointed to manage the property. Collection litigation has been commenced seeking to convert the loan to full recourse against the Borrower's general partner and the guarantor.

See footnotes on last page of this section.



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Specially Serviced Loan Detail - Part 2

Loan Number	Offering Document Cross-Reference	Resolution Strategy Code (1)	Site Inspection Date	Phase 1 Date	Appraisal Date	Appraisal Value	Other REO Property Revenue	Comments from Special Servicer
296000042	PW-7790	13			06/08/1999	5,700,000.00		The loan transferred due to payment default. Rent payments are required to be paid to a lockbox. Lockbox balance inconsistent with reported occupancy and inconsistent payments by various tenants. Demand Letter sent. Outside counsel preparing foreclosure documentation.
190000245	PW-8313	13			06/22/1999	4,608,000.00		Loan transferred due to borrower request for forbearance. Request was rejected and loan continues to pay. OCM approved change in management companies in September '01 and obtained new assignment of management agreement. Most recently, borrower has proposed a sale of 49% interest in borrower, which will require another management company change and full assumption approval. Proposal has now been approved and closing is pending. New management company has paid a few payments late, apparently resulting from clerical error. Anticipate closing by April 30, 2002.
296000016	ML-135	13			06/22/1999	3,750,000.00		The loan was transferred to SS 7/2001 due to payment default. Formal demand was made on August 1, 2001. Borrower has failed to comply with requirement to deposit all tenant rents & non-competition payments into a hard lockbox as required under loan docs. Borrower paying scheduled payment, but not required default interest. Loan has been accelerated. Filed for receiver 3/4/02, ruling expected by mid-April 2002. Possible negotiations with Borrower.

See footnotes on last page of this section.



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Specially Serviced Loan Detail - Part 2

Loan Number	Offering Document Cross-Reference	Resolution Strategy Code (1)	Site Inspection Date	Phase 1 Date	Appraisal Date	Appraisal Value	Other REO Property Revenue	Comments from Special Servicer
296000047	PW-7170	13			11/10/1998	1,060,000.00		Loan transferred due to default. Borrower paid 1-02 pmt in late February and paid a partial (\$6,000) in March. Borrower promises immediate payment of remainder of amount due for February. Default resulted from drastic decline in occupancy from 84% in 9 -2001 to 55% in 1-02. Many residents employed at DFW airport which experienced layoffs in late 2001. City of Irving has been doing utility work which has prevented access to property. According to Borrower, occupancy now trending upward (now at 65%).Cu rrently negotiating with Borrower for forbearance terms to reinstate the loan.

(1) Resolution Strategy Code

- | | | |
|------------------|---------------------------------------|----------------------------------|
| 1 - Modification | 6 - DPO | 10 - Deed in Lieu Of Foreclosure |
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Modified Loan Detail

Loan Number	Offering Document Cross-Reference	Pre-Modification Balance	Modification Date	Modification Description
No Modified Loans				
Totals				



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Liquidated Loan Detail

Loan Number	Final Recovery Determination Date	Offering Document Cross-Reference	Appraisal Date	Appraisal Value	Actual Balance	Gross Proceeds	Gross Proceeds as a % of Actual Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Actual Balance	Realized Loss	Repurchased by Seller (Y/N)
No Liquidated Loans this Period												
Current Total												
Cumulative Total												

* Aggregate liquidation expenses also include outstanding P & I advances and unpaid fees (servicing, trustee, etc.).