



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

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: 05/15/2003
Record date: 04/30/2003

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: Don Kalescky
 Phone Number: (214) 237-2294

Special Servicer

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

Contact: Don Kalescky
 Phone Number: (214) 237-2294

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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	66,053,501.36	551,374.64	405,678.59	0.00	0.00	957,053.23	65,502,126.72	28.01%
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	28.01%
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	22.19%
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	17.43%
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	15.85%
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	12.15%
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	10.82%
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	6.59%
H	589929UM8	6.710000%	20,735,000.00	20,735,000.00	0.00	75,639.45	0.00	0.00	75,639.45	20,735,000.00	2.89%
J	589929UN6	7.210000%	2,963,000.00	2,963,000.00	0.00	0.00	0.00	0.00	0.00	2,963,000.00	2.36%
K	589929UP1	7.210000%	13,330,159.00	13,259,421.08	0.00	0.00	0.00	12,597.37	0.00	13,246,823.71	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	560,827,922.44	551,374.64	3,368,243.32	0.00	12,597.37	3,919,617.96	560,263,950.43	

Class	CUSIP	Pass-Through Rate	Original Notional Amount	Beginning Notional Amount	Interest Distribution	Prepayment Premium	Total Distribution	Ending Notional Amount
IO	589929UK2	0.426437%	592,445,159.00	560,827,922.44	199,298.21	0.00	199,298.21	560,263,950.43

(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	676.77767787	5.64933033	4.15654293	0.00000000	0.00000000	671.12834754
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	3.64791174	0.00000000	0.00000000	1,000.00000000
J	589929UN6	1,000.00000000	0.00000000	0.00000000	0.00000000	0.00000000	1,000.00000000
K	589929UP1	994.69339263	0.00000000	0.00000000	0.00000000	0.94502774	993.74836489
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	946.63263581	0.33639942	0.00000000	945.68069621

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Reconciliation Detail

Advance Summary

Prior Unreimbursed P & I Advances	2,831,335.94
Cumulative P & I Advances Outstanding	2,943,736.21
Reimbursement for Interest on P & I Advances	0.00
Cumulative Servicing Advances Outstanding	1,639,644.23
Reimbursement for Interest on Servicing Advance	0.00

Servicing Fee Summary

Current Period Accrued Servicing Fees	28,883.88
Less Servicing Fees on Delinquent Payments	1,818.08
Less Reductions to Servicing Fees	0.00
Plus Servicing Fees for Delinquent Payments Received	111.00
Plus Adjustments for Prior Servicing Calculation	0.00
Total Servicing Fees Collected	27,176.80

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	405,678.59	0.00	405,678.59	0.00	0.00	405,678.59	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	199,298.21	0.00	199,298.21	0.00	0.00	199,298.21	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	40,303.76	75,639.45	421,298.82
J	17,802.69	0.00	17,802.69	0.00	17,802.69	0.00	145,452.81
K	79,667.02	0.00	79,667.02	0.00	79,667.02	0.00	1,747,459.94
Total	3,705,315.00	0.00	3,705,315.00	0.00	137,773.47	3,567,541.53	2,314,211.57



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Other Required Information

Available Distribution Amount (1) 4,118,916.17

Aggregate Number of Outstanding Loans 103
 Aggregate Beginning Scheduled Balance of Loans 560,827,922.44
 Aggregate Ending Scheduled Balance of Loans 560,263,950.43
 Aggregate Unpaid Principal Balance of Loans 560,608,385.33

Aggregate Amount of Servicing Fee 27,176.80
 Aggregate Amount of Special Servicing Fee 17,265.60
 Aggregate Amount of Trustee Fee 1,331.97
 Aggregate Trust Fund Expenses 0.00
 Interest Reserve Deposit 0.00
 Interest Reserve Withdrawal 0.00

Bankruptcy Summary Information

Number of Loans in Bankruptcy 2
 Aggregate Beginning Principal Balance 6,092,526.13
 Aggregate Ending Principal Balance 6,086,232.30

Principal Distribution Amount 563,972.01

Principal portion of Monthly Payments and any Assumed Monthly Payments 563,972.01
 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 Amount

Loan Number	Appraisal Reduction Effected	Cumulative ASER Amount	Current ASER Amount	Date Appraisal Reduction Effected
296000038	7,517,806.68	611,915.92	0.00	07/10/2001
296000044	3,249,002.28	214,731.99	19,521.09	07/10/2002
Total	10,766,808.96	826,647.91	19,521.09	

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



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Cash Reconciliation Detail

Total Funds Collected

Interest:

Scheduled Interest	3,735,530.85
Interest reductions due to Nonrecoverability Determinations	(100,986.78)
Interest Adjustments	0.00
Deferred Interest	0.00
Net Prepayment Interest Shortfall	0.00
Net Prepayment Interest Excess	0.00
Extension Interest	0.00
Interest Reserve Withdrawal	0.00
Total Interest Collected	<u>3,634,544.07</u>

Principal:

Scheduled Principal	563,972.01
Unscheduled Principal	0.00
Principal Prepayments	0.00
Collection of Principal after Maturity Date	0.00
Recoveries from Liquidation and Insurance Proceeds	0.00
Excess of Prior Principal Amounts paid	0.00
Curtailments	0.00
Negative Amortization	0.00
Principal Adjustments	(12,597.37)
Total Principal Collected	<u>551,374.64</u>

Other:

Prepayment Penalties/Yield Maintenance	0.00
Repayment Fees	0.00
Borrower Option Extension Fees	0.00
Equity Payments Received	0.00
Net Swap Counterparty Payments Received	0.00
Total Other Collected:	<u>0.00</u>

Total Funds Collected 4,185,918.71

Total Funds Distributed

Fees:

Master Servicing Fee	28,883.88
Trustee Fee	1,331.97
Certificate Administration Fee	0.00
Insurer Fee	0.00
Miscellaneous Fee	0.00
Total Fees	<u>30,215.84</u>

Additional Trust Fund Expenses:

Reimbursement for Interest on Advances	0.00
ASER Amount	19,521.09
Special Servicing Fee	17,265.60
Rating Agency Expenses	0.00
Attorney Fees & Expenses	0.00
Bankruptcy Expense	0.00
Taxes Imposed on Trust Fund	0.00
Non-Recoverable Advances	0.00
Other Expenses	0.00
Total Additional Trust Fund Expenses	<u>36,786.69</u>

Interest Reserve Deposit 0.00

Payments to Certificateholders & Others:

Interest Distribution	3,567,541.53
Principal Distribution	551,374.64
Prepayment Penalties/Yield Maintenance	0.00
Borrower Option Extension Fees	0.00
Equity Payments Paid	0.00
Net Swap Counterparty Payments Paid	0.00
Total Payments to Certificateholders & Others	<u>4,118,916.17</u>

Total Funds Distributed 4,185,918.70

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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	5,239,269.76	0.94	75	8.5518	1.235884
1,000,000 to 1,999,999	25	40,527,760.31	7.23	74	8.2509	1.345756
2,000,000 to 2,999,999	18	42,754,372.88	7.63	74	8.2804	1.420778
3,000,000 to 3,999,999	7	23,796,764.26	4.25	76	8.3961	1.250403
4,000,000 to 4,999,999	8	35,652,787.24	6.36	73	7.8284	1.299226
5,000,000 to 5,999,999	3	16,964,225.44	3.03	74	8.0691	1.437304
6,000,000 to 6,999,999	11	69,517,879.77	12.41	74	8.3545	1.078737
7,000,000 to 7,999,999	3	23,455,482.56	4.19	82	8.0259	1.420561
8,000,000 to 8,999,999	5	41,732,636.97	7.45	71	7.9041	1.306270
9,000,000 to 9,999,999	3	27,452,383.34	4.90	58	8.0135	1.206346
10,000,000 to 14,999,999	5	60,266,630.19	10.76	70	7.9366	1.363409
15,000,000 to 19,999,999	6	103,090,200.74	18.40	75	7.8279	1.238083
20,000,000 to 24,999,999	2	44,757,686.78	7.99	75	7.8229	2.185598
25,000,000 or greater	1	25,055,870.19	4.47	61	6.9770	1.620000
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

State (3)

State	# of Props.	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Alabama	1	2,187,352.74	0.39	76	8.2500	0.990000
Arizona	1	3,118,759.77	0.56	76	8.3750	1.510000
Arkansas	1	1,665,264.33	0.30	75	8.4100	1.080000
California	12	67,258,848.79	12.00	77	8.1273	1.356579
Colorado	3	11,195,242.34	2.00	73	8.1057	1.281048
Connecticut	7	41,692,195.21	7.44	74	8.0465	1.470666
Florida	4	12,254,879.75	2.19	70	7.8124	1.411708
Georgia	1	1,861,418.43	0.33	74	7.7000	1.780000
I Idaho	1	4,489,568.54	0.80	76	7.8750	1.560000
Illinois	2	5,752,657.95	1.03	75	7.6560	1.075855
Indiana	2	24,106,993.39	4.30	74	7.7252	1.244403
Louisiana	3	13,540,472.49	2.42	75	8.2633	1.030720
Maryland	2	42,897,671.51	7.66	66	7.1945	1.653273
Massachusetts	3	15,473,127.53	2.76	76	8.4569	2.398078
Michigan	1	11,570,158.41	2.07	49	7.4700	1.150000
Mississippi	1	1,691,464.64	0.30	76	8.4100	1.040000
Nevada	3	18,914,615.59	3.38	75	8.1143	1.194123
New Jersey	2	3,861,122.34	0.69	76	8.2731	1.239175
New York	10	44,437,835.90	7.93	75	8.3833	1.188335
North Carolina	4	3,114,189.94	0.56	75	8.5000	1.090000
Ohio	4	14,039,124.47	2.51	73	7.5424	1.556849
Oklahoma	3	5,784,843.03	1.03	74	8.4440	0.948907
Oregon	1	8,243,970.02	1.47	76	7.9200	1.610000
Pennsylvania	3	10,964,410.89	1.96	74	8.8684	0.991805
Rhode Island	1	4,089,371.11	0.73	75	8.0500	1.400000
South Carolina	2	28,086,872.21	5.01	77	7.8500	2.496790
Tennessee	4	7,985,352.65	1.43	76	8.5010	1.340367
Texas	21	99,960,458.42	17.84	68	7.8768	1.183462
Utah	1	17,644,475.67	3.15	75	7.9500	0.940000
Virginia	6	18,581,917.77	3.32	75	8.2527	0.732870
Washington	1	7,864,096.88	1.40	74	8.3750	1.540000
Wyoming	1	5,935,217.72	1.06	76	8.3500	1.300000
Totals	112	560,263,950.43	100.00	73	7.9929	1.367886

See footnotes on last page of this section.

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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	0	0.00	0.00	0	0.0000	0.000000
37 to 48 months	90	487,736,431.78	87.05	75	8.0835	1.353151
49 or greater	13	72,527,518.65	12.95	58	7.3840	1.466975
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

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	93	500,270,966.52	89.29	72	7.9703	1.420148
1 to 2 years	8	42,246,729.95	7.54	76	8.1702	1.028713
2 years or greater	2	17,746,253.96	3.17	75	8.2084	0.702044
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

Note Rate

Note Rate	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
6.999% or less	1	25,055,870.19	4.47	61	6.9770	1.620000
7.000% to 7.124%	1	9,092,092.51	1.62	21	7.0800	1.210000
7.125% to 7.249%	1	4,660,609.15	0.83	62	7.1700	1.680000
7.250% to 7.374%	1	8,146,375.65	1.45	56	7.3500	0.830000
7.375% to 7.499%	1	11,570,158.41	2.07	49	7.4700	1.150000
7.500% to 7.624%	5	59,234,363.57	10.57	73	7.5161	1.367133
7.625% to 7.749%	2	10,460,510.71	1.87	74	7.7247	1.418297
7.750% to 7.874%	14	100,745,354.78	17.98	76	7.8195	1.722641
7.875% to 7.999%	10	71,600,620.67	12.78	75	7.9366	1.349241
8.000% to 8.124%	8	38,488,764.65	6.87	75	8.0264	1.084215
8.125% to 8.249%	9	58,277,727.03	10.40	75	8.1905	1.117805
8.250% to 8.374%	8	23,117,320.88	4.13	75	8.3127	1.145135
8.375% to 8.499%	24	74,934,982.60	13.37	75	8.4172	1.488065
8.500% to 8.624%	8	24,828,822.96	4.43	76	8.5383	1.164279
8.625% to 8.749%	2	7,007,506.45	1.25	76	8.6409	1.515430
8.750% to 8.874%	2	9,065,900.34	1.62	74	8.8000	0.985376
8.875% to 8.999%	2	14,729,116.91	2.63	76	8.9161	1.335168
9.000% to 9.124%	1	6,542,262.29	1.17	74	9.0500	0.690000
9.125% to 9.249%	2	1,654,440.36	0.30	76	9.1686	1.210742
9.250% to 9.374%	0	0.00	0.00	0	0.0000	0.000000
9.375% or greater	1	1,051,150.32	0.19	74	9.5000	1.350000
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

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	7,606,846.98	1.36	69	8.0136	1.995761
Industrial	14	46,334,309.57	8.27	75	8.3223	1.319840
Lodging	3	18,350,075.66	3.28	76	8.2260	2.140524
Mixed Use	2	7,708,516.93	1.38	75	8.2628	0.710908
Mobile Home Park	6	6,044,168.82	1.08	75	7.8068	1.648701
Multi-Family	29	173,370,970.63	30.94	68	7.6868	1.266533
Office	20	156,579,537.49	27.95	74	7.9829	1.452960
Other	1	8,062,721.48	1.44	77	8.9500	1.480000
Retail	32	134,451,099.89	24.00	75	8.1826	1.294031
Self Storage	1	1,755,702.98	0.31	75	8.4200	1.320000
Totals	112	560,263,950.43	100.00	73	7.9929	1.367886

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	53	279,826,270.14	49.95	71	8.0674	1.043637
1.30 to 1.39	13	60,767,428.59	10.85	75	8.1108	1.347084
1.40 to 1.49	7	27,383,636.69	4.89	82	8.3533	1.432201
1.50 to 1.59	11	65,881,963.35	11.76	74	7.9610	1.523862
1.60 to 1.69	8	52,168,561.25	9.31	67	7.4510	1.631099
1.70 to 1.79	5	29,832,010.36	5.32	73	7.6268	1.724487
1.80 to 2.49	3	6,750,858.40	1.20	74	8.1521	2.192498
2.50 to 2.99	3	37,653,221.65	6.72	76	8.0552	2.696429
3.00 to 3.49	0	0.00	0.00	0	0.0000	0.000000
3.50 or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

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	20	118,141,928.43	21.09	61	7.4623	1.352107
73 to 96 months	82	434,276,728.22	77.51	75	8.1402	1.371418
97 to 108 months	1	7,845,293.78	1.40	97	7.8300	1.410000
109 to 120 months	0	0.00	0.00	0	0.0000	0.000000
121 months or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	103	560,263,950.43	100.00	73	7.9929	1.367886

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	1	5,320,247.28	0.95	71	7.8300	1.770000
241 to 270 months	23	66,865,285.47	11.93	74	8.4893	1.650692
271 to 300 months	7	54,917,868.63	9.80	56	7.2410	1.361158
301 to 330 months	72	433,160,549.05	77.31	74	8.0136	1.320144
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	103	560,263,950.43	100.00	73	7.9929	1.367886

(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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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	145,851.07	29,593.59	6.977%	06/01/2008	06/01/2028	N	25,085,463.78	25,055,870.19	05/01/2003				
190000257	PW-7905	OF	Columbia	SC	160,734.61	22,269.12	7.850%	10/01/2009	10/01/2029	N	24,570,895.60	24,548,626.48	05/01/2003				
296000004	ML-117	OF	Farmington	CT	131,329.23	21,372.65	7.790%	N/A	06/01/2009	N	20,230,432.95	20,209,060.30	05/01/2003				
296000017	ML-156	RT	Cerritos	CA	121,232.79	18,348.45	7.980%	N/A	09/01/2009	N	18,230,495.16	18,212,146.71	05/01/2003				
190000250	PW-8202	OF	Dallas	TX	123,543.97	15,448.63	8.200%	09/01/2009	09/01/2029	N	18,079,605.40	18,064,156.77	05/01/2003				
563970563	ML-126	MF	Silver Spring	MD	111,622.09	17,732.59	7.500%	N/A	06/01/2009	N	17,859,533.91	17,841,801.32	05/01/2003				
901000083	ORIX-3325	OF	Salt Lake City	UT	117,000.06	15,911.26	7.950%	N/A	08/01/2009	N	17,660,386.93	17,644,475.67	05/01/2003				
296000038	PW-8703	MF	Various	VA	0.00	0.00	8.200%	N/A	08/01/2009	N	14,778,553.71	14,778,553.71	12/01/2000	07/10/2001	7,517,806.68	7	13
901000068	ORIX-2965	OF	Irving	TX	99,481.21	15,889.18	7.500%	N/A	05/01/2009	N	15,916,993.60	15,901,104.42	05/01/2003				13
296000014	ML-129	MF	Hammond	IN	100,248.27	16,093.17	7.790%	N/A	08/01/2009	N	15,442,609.02	15,426,515.85	05/01/2003				
563970569	ML-124	MF	Columbus	OH	75,420.33	11,981.48	7.500%	N/A	06/01/2009	N	12,067,252.67	12,055,271.19	05/01/2003				
563970557	ML-125	MF	Farmington Hills	MI	72,096.22	11,563.15	7.470%	N/A	06/01/2007	N	11,581,721.56	11,570,158.41	05/01/2003				
296000023	ML-138	LO	North Falmouth	MA	79,388.22	16,452.94	8.480%	N/A	09/01/2009	N	11,234,181.97	11,217,729.03	05/01/2003				
296000015	ML-147	OF	Las Vegas	NV	71,037.90	10,767.14	8.000%	N/A	08/01/2009	N	10,655,684.99	10,644,917.85	05/01/2003				
901000082	ORIX-3208	RT	Hamden	CT	66,173.34	7,461.04	8.530%	N/A	09/01/2009	N	9,309,262.10	9,301,801.06	05/01/2003				
296000036	ML-111	MF	Grand Prairie	TX	53,713.36	11,866.70	7.080%	N/A	02/01/2005	N	9,103,959.21	9,092,092.51	05/01/2003				
296000021	ML-143	IN	Melville	NY	63,620.44	8,555.68	8.420%	N/A	09/01/2009	N	9,067,045.45	9,058,489.77	05/01/2003				
901000063	ORIX-3108	RT	Indianapolis	IN	55,102.59	8,498.94	7.610%	N/A	05/01/2009	N	8,688,976.48	8,680,477.54	05/01/2003				
296000009	ML-112	RT	Hempstead	NY	55,451.18	9,112.19	7.730%	N/A	07/01/2009	N	8,608,204.47	8,599,092.28	05/01/2003				
296000033	ML-103	MF	Dallas	TX	49,959.69	10,308.15	7.350%	N/A	01/01/2008	N	8,156,683.80	8,146,375.65	05/01/2003				9
296000028	PW-7942	RT	Bend	OR	54,459.29	7,437.31	7.920%	N/A	09/01/2009	N	8,251,407.33	8,243,970.02	05/01/2003				
850000002	ORIX-3257	OT	Thousand Oaks	CA	60,209.02	9,996.09	8.950%	N/A	10/01/2009	N	8,072,717.57	8,062,721.48	05/01/2003				
296000031	ML-101	IN	Seattle	WA	54,967.66	11,866.50	8.375%	N/A	07/01/2009	N	7,875,963.38	7,864,096.88	05/01/2003				
296000003	ML-116	MF	Riverside	CA	51,244.36	8,248.55	7.830%	N/A	06/01/2011	N	7,853,542.33	7,845,293.78	05/01/2003				
901000062	ORIX-3100	OF	Dallas	TX	50,848.21	7,129.58	7.870%	N/A	07/01/2009	N	7,753,221.48	7,746,091.90	05/01/2003				
296000011	ML-114	RT	New York	NY	49,373.06	9,399.11	8.875%	N/A	08/01/2009	N	6,675,794.54	6,666,395.43	05/01/2003				
296000010	ML-115	MU	Beverly Hills	CA	44,801.75	6,667.41	8.068%	N/A	08/01/2009	N	6,664,034.02	6,657,366.61	05/01/2003				
296000043	PW-8028	RT	Brooklyn	NY	48,648.75	5,089.89	8.800%	07/01/2009	07/01/2029	N	6,633,920.11	6,628,830.22	05/01/2003				1
296000040	PW-7562	OF	Philadelphia	PA	49,375.58	4,775.35	9.050%	N/A	07/01/2009	N	6,547,037.64	6,542,262.29	05/01/2003				
296000020	ML-154	MF	Enfield	CT	41,226.69	6,421.35	7.875%	N/A	09/01/2009	N	6,282,161.96	6,275,740.61	05/01/2003				
296000044	PW-6132	MF	Harvey	LA	41,690.55	5,493.65	8.050%	N/A	08/01/2009	N	6,214,740.51	6,209,246.86	02/01/2002	07/10/2002	3,249,002.28	2	
296000046	PW-6376	MF	New Orleans	LA	43,861.26	5,122.60	8.450%	N/A	07/01/2009	N	6,228,818.20	6,223,695.60	05/01/2003				
296000041	PW-8763	MF	Henderson	NV	43,020.48	5,132.09	8.350%	N/A	09/01/2009	N	6,182,584.16	6,177,452.07	05/01/2003				
296000029	ML-134	IN	Round Rock	TX	41,374.41	5,916.05	8.190%	N/A	09/01/2009	N	6,062,184.48	6,056,268.43	05/01/2003				

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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	41,263.80	5,296.36	8.150%	N/A	07/01/2009	N	6,075,651.57	6,070,355.21	05/01/2003				
901000059	ORIX-3115	OF	Laguna Hills	CA	39,805.01	5,604.43	7.940%	N/A	03/01/2009	N	6,015,870.87	6,010,266.44	05/01/2003				
190000248	PW-6410	RT	Laramie	WY	41,333.53	4,930.86	8.350%	N/A	09/01/2009	N	5,940,148.58	5,935,217.72	05/01/2003				
190000241	PW-7043	MF	St. Petersburg	FL	38,092.58	5,126.15	8.000%	N/A	07/01/2009	N	5,713,886.59	5,708,760.44	05/01/2003				
901000045	ORIX-2939	OF	Los Angeles	CA	34,776.88	9,542.33	7.830%	N/A	04/01/2009	N	5,329,789.61	5,320,247.28	05/01/2003				
296000013	ML-128	LO	Schiller Park	IL	29,764.68	6,640.07	7.500%	N/A	08/01/2009	N	4,762,349.17	4,755,709.10	05/01/2003				
901000061	ORIX-3151	RT	Houston	TX	30,842.79	6,028.73	7.750%	N/A	05/01/2009	N	4,775,658.49	4,769,629.76	05/01/2003				
901000004	ORIX-1825	OF	Ft. Lauderdale	FL	27,878.70	5,282.47	7.170%	N/A	07/01/2008	N	4,665,891.62	4,660,609.15	05/01/2003				
190000244	PW-8064	RT	Pasadena	CA	31,576.15	4,063.71	8.125%	08/01/2009	08/01/2029	N	4,663,553.93	4,659,490.22	05/01/2003				
296000018	ML-136	RT	Twin Falls	ID	29,492.94	4,593.73	7.875%	N/A	09/01/2009	N	4,494,162.27	4,489,568.54	05/01/2003				
190000233	PW-7141	MF	San Antonio	TX	27,606.44	3,864.23	7.900%	N/A	06/01/2009	N	4,193,383.10	4,189,518.87	05/01/2003				
901000067	ORIX-3256	RT	North Kingstown	RI	27,457.14	3,618.08	8.050%	N/A	08/01/2009	N	4,092,989.19	4,089,371.11	05/01/2003				
296000030	ML-152	OF	Houston	TX	28,214.89	3,839.88	8.375%	N/A	09/01/2009	N	4,042,730.37	4,038,890.49	05/01/2003				
296000042	PW-7790	OF	Smithtown	NY	27,447.49	2,955.71	8.650%	09/01/2009	10/01/2029	N	3,807,744.01	3,804,788.30	07/01/2002				2
190000260	PW-8694	IN	Woodlands	TX	25,247.11	2,940.88	8.400%	N/A	10/01/2009	N	3,606,729.70	3,603,788.82	05/01/2003				
190000245	PW-8313	MF	Conway	SC	23,167.18	3,234.54	7.850%	N/A	09/01/2009	N	3,541,480.27	3,538,245.73	05/01/2003				13
296000019	ML-148	OF	San Diego	CA	23,865.66	3,243.67	8.380%	N/A	09/01/2009	N	3,417,517.22	3,414,273.55	05/01/2003				
901000087	ORIX-3438	RT	Southampton	PA	23,051.00	2,518.86	8.630%	N/A	09/01/2009	N	3,205,237.01	3,202,718.15	05/01/2003				
190000246	PW-6482	OF	Various	NC	22,088.55	4,194.06	8.500%	N/A	08/01/2009	N	3,118,384.00	3,114,189.94	04/01/2003				
296000025	ML-139	RT	Mesa	AZ	21,787.04	2,965.08	8.375%	N/A	09/01/2009	N	3,121,724.85	3,118,759.77	05/01/2003				
296000037	PW-7789	IN	Parsippany	NJ	20,420.08	2,493.55	8.250%	10/01/2009	10/01/2029	N	2,970,193.80	2,967,700.25	05/01/2003				
901000088	ORIX-3356	OF	Nashville	TN	20,630.07	3,769.82	8.620%	N/A	09/01/2009	N	2,871,936.13	2,868,166.31	05/01/2003				
296000012	ML-131	MF	Milford	CT	18,556.13	2,910.10	7.875%	N/A	08/01/2009	N	2,827,600.15	2,824,690.05	05/01/2003				
901000071	ORIX-3161	RT	Woodland Park	CO	19,295.47	2,422.64	8.220%	N/A	07/01/2009	N	2,816,856.76	2,814,434.12	05/01/2003				
901000052	ORIX-2187	RT	Watertown	NY	17,823.63	2,628.66	7.850%	N/A	01/01/2009	N	2,724,631.55	2,722,002.89	05/01/2003				
296000008	ML-110	RT	Laguna Niguel	CA	16,875.20	2,420.84	8.230%	N/A	06/01/2009	N	2,460,540.06	2,458,119.22	05/01/2003				
296000045	PW-7064	IN	Oklahoma City	OK	17,885.57	1,871.28	8.800%	N/A	07/01/2009	N	2,438,941.40	2,437,070.12	05/01/2003				
296000024	ML-137	LO	South Yarmouth	MA	16,819.54	3,485.79	8.480%	N/A	09/01/2009	N	2,380,123.32	2,376,637.53	05/01/2003				
901000055	ORIX-2507	HC	El Campo	TX	15,141.24	3,495.05	7.950%	N/A	02/01/2009	N	2,285,470.25	2,281,975.20	05/01/2003				
296000022	ML-151	IN	Maspeth	NY	16,183.87	3,338.12	8.500%	N/A	09/01/2009	N	2,284,782.12	2,281,444.00	10/01/2002				2
901000033	ORIX-2607	IN	Loveland	CO	15,128.81	2,231.23	7.850%	N/A	01/01/2009	N	2,312,684.24	2,310,453.01	05/01/2003				
296000039	PW-7395	MF	Montgomery	AL	15,050.79	1,852.71	8.250%	N/A	09/01/2009	N	2,189,205.45	2,187,352.74	05/01/2003				
190000247	PW-8352	IN	Las Vegas	NV	13,968.38	3,011.58	8.000%	N/A	09/01/2009	N	2,095,257.25	2,092,245.67	05/01/2003				
190000249	PW-7958	OF	Memphis	TN	14,599.36	1,622.30	8.550%	10/01/2009	10/01/2029	N	2,049,032.65	2,047,410.35	05/01/2003				

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296000034	ML-140	RT	McKinney	TX	14,198.75	1,946.04	8.375%	N/A	08/01/2009	N	2,034,448.03	2,032,501.99	05/01/2003				
190000239	PW-7146	MF	West Haven	CT	14,220.08	1,687.09	8.400%	N/A	07/01/2009	N	2,031,439.96	2,029,752.87	05/01/2003				
901000070	ORIX-3238	RT	Tyler	TX	14,183.46	1,677.46	8.410%	N/A	07/01/2009	N	2,023,798.90	2,022,121.44	05/01/2003				
296000027	ML-145	RT	Newport News	VA	14,151.95	1,837.19	8.500%	N/A	11/01/2009	N	1,997,922.92	1,996,085.73	05/01/2003				
901000056	ORIX-2508	HC	Kingsland	TX	12,604.03	3,069.04	7.750%	N/A	02/01/2009	N	1,951,591.47	1,948,522.43	05/01/2003				
190000255	PW-6232	RT	Rockville Center	NY	14,346.64	1,561.60	8.600%	11/01/2009	11/01/2029	N	2,001,856.72	2,000,295.12	05/01/2003				
190000237	PW-7312	MH	Various	OH	12,907.07	1,850.28	7.800%	N/A	07/01/2009	N	1,985,703.56	1,983,853.28	05/01/2003				
296000026	ML-144	IN	Santa Ana	CA	13,726.57	1,847.63	8.390%	N/A	10/01/2009	N	1,963,276.44	1,961,428.81	05/01/2003				
901000054	ORIX-2509	HC	Dinuba	CA	12,912.65	2,789.59	8.200%	N/A	02/01/2009	N	1,889,655.73	1,886,866.14	05/01/2003				
901000066	ORIX-3290	IN	Everett	MA	12,992.63	1,957.85	8.290%	N/A	06/01/2009	N	1,880,718.82	1,878,760.97	05/01/2003				
190000240	PW-7710	MH	Buford	GA	11,955.45	1,769.03	7.700%	N/A	07/01/2009	N	1,863,187.46	1,861,418.43	05/01/2003				
190000232	PW-6045	RT	Norman	OK	12,268.66	1,672.87	8.000%	N/A	05/01/2009	N	1,840,299.65	1,838,626.78	05/01/2003				
901000077	ORIX-3434	RT	Newport News	VA	12,676.41	1,484.04	8.410%	N/A	09/05/2009	N	1,808,762.37	1,807,278.33	05/05/2003				
296000035	ML-132	SS	Austin	TX	12,337.53	2,614.29	8.420%	N/A	08/01/2009	N	1,758,317.27	1,755,702.98	05/01/2003				
901000080	ORIX-3432	RT	Jackson	MS	11,864.08	1,388.94	8.410%	N/A	09/05/2009	N	1,692,853.58	1,691,464.64	05/05/2003				
901000078	ORIX-3433	RT	Little Rock	AR	11,680.36	1,374.40	8.410%	N/A	08/05/2009	N	1,666,638.73	1,665,264.33	05/05/2003				
190000221	PW-7130	IN	Austin	TX	10,523.01	2,429.39	7.850%	N/A	05/01/2009	N	1,608,612.93	1,606,183.54	05/01/2003				
901000020	ORIX-2104	RT	Houston	TX	11,035.22	2,368.43	8.250%	N/A	01/01/2009	N	1,605,122.98	1,602,754.55	05/01/2003				
901000075	ORIX-3436	RT	Plano	TX	11,213.01	1,319.40	8.410%	N/A	08/01/2009	N	1,599,954.04	1,598,634.64	05/05/2003				
901000074	ORIX-3430	RT	Brentwood	TN	11,188.28	1,309.82	8.410%	N/A	09/05/2009	N	1,596,425.32	1,595,115.50	05/05/2003				
901000057	ORIX-2596	HC	Seguin	TX	10,217.82	2,168.71	8.220%	N/A	03/01/2009	N	1,491,651.92	1,489,483.21	05/01/2003				
901000076	ORIX-3435	RT	Oklahoma City	OK	10,585.33	1,245.54	8.410%	N/A	08/05/2009	N	1,510,391.67	1,509,146.13	05/05/2003				
190000236	PW-7166	MF	Clarksville	TN	10,213.98	2,058.83	8.300%	N/A	07/01/2009	N	1,476,719.32	1,474,660.49	05/01/2003				
190000259	PW-7119	MH	Washingtonville	NY	9,499.68	2,047.77	7.970%	N/A	10/01/2009	N	1,430,316.33	1,428,268.56	05/01/2003				
901000079	ORIX-3431	RT	El Paso	TX	9,271.97	1,091.01	8.410%	N/A	08/05/2009	N	1,322,991.72	1,321,900.71	05/05/2003				
296000002	ML-108	MF	Brooklyn	NY	8,376.48	1,991.18	8.040%	N/A	05/01/2009	N	1,250,220.51	1,248,229.33	05/01/2003				
296000005	ML-104	IN	Norristown	PA	8,668.69	1,512.09	8.520%	N/A	06/01/2009	N	1,220,942.54	1,219,430.45	05/01/2003				
901000073	ORIX-3429	RT	Baton Rouge	LA	7,768.31	909.44	8.410%	N/A	09/05/2009	N	1,108,439.47	1,107,530.03	05/05/2003				
296000007	ML-100	MU	New Haven	CT	8,332.59	1,386.92	9.500%	N/A	07/01/2009	N	1,052,537.24	1,051,150.32	05/01/2003				
190000243	PW-7127	IN	Elgin	IL	6,984.41	824.43	8.400%	N/A	08/01/2009	N	997,773.28	996,948.85	05/01/2003				
296000048	PW-8085	MF	Tampa	FL	7,381.68	1,147.66	9.200%	N/A	10/01/2009	N	962,827.91	961,680.25	02/01/2003				2
190000238	PW-7424	MF	St. Pete Beach	FL	6,510.66	760.38	8.450%	N/A	07/01/2009	N	924,590.29	923,829.91	05/01/2003				
190000234	PW-6437	MF	Passaic	NJ	6,225.42	1,248.93	8.350%	N/A	06/01/2009	N	894,671.02	893,422.09	05/01/2003				
296000006	ML-106	MH	Aptos	CA	5,001.50	810.63	7.780%	N/A	07/01/2009	N	771,439.18	770,628.55	05/01/2003				

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)
190000242	PW-7781	MF	Houston	TX	5,274.37	855.03	9.125%	N/A	07/01/2009	N	693,615.14	692,760.11	05/01/2003				
Totals					3,634,544.07	563,972.01					560,827,922.44	560,263,950.43			10,766,808.96		

<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		
05/15/2003	0 \$0.00	0 \$0.00	0 \$0.00	4 \$13,257,159.41	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.992913% 7.928261%	73	
04/16/2003	1 \$962,827.91	0 \$0.00	0 \$0.00	3 \$12,307,266.64	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.992892% 7.928239%	74	
03/17/2003	0 \$0.00	0 \$0.00	0 \$0.00	3 \$12,316,146.38	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.992866% 7.928213%	75	
02/18/2003	0 \$0.00	0 \$0.00	0 \$0.00	3 \$12,333,452.37	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.992854% 7.928201%	76	
01/16/2003	0 \$0.00	0 \$0.00	0 \$0.00	3 \$12,342,145.66	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.992828% 7.928175%	77	
12/16/2002	1 \$2,297,363.17	0 \$0.00	1 \$6,234,967.38	2 \$3,818,446.51	1 \$14,778,553.71	0 \$0.00	0 \$0.00	1 \$2,295,132.55	7.993214% 7.928584%	78	
11/15/2002	0 \$0.00	0 \$0.00	1 \$6,240,289.64	1 \$3,821,304.47	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.994841% 7.930155%	79	
10/17/2002	0 \$0.00	0 \$0.00	1 \$6,244,189.47	1 \$3,823,229.92	1 \$14,778,553.71	0 \$0.00	0 \$0.00	1 \$701,561.13	7.994816% 7.930130%	80	
09/16/2002	2 \$4,599,823.81	0 \$0.00	1 \$6,249,450.27	0 \$0.00	1 \$14,778,553.71	0 \$0.00	0 \$0.00	0 \$0.00	7.996644% 7.931946%	81	
08/15/2002	2 \$3,280,032.81	1 \$3,827,943.98	1 \$6,253,287.03	0 \$0.00	1 \$14,804,129.39	0 \$0.00	0 \$0.00	0 \$0.00	7.996628% 7.931930%	82	
07/16/2002	3 \$5,396,308.32	1 \$3,829,820.34	1 \$6,257,097.38	0 \$0.00	1 \$14,829,525.74	0 \$0.00	0 \$0.00	0 \$0.00	7.996613% 7.931914%	83	
06/17/2002	3 \$22,407,167.16	0 \$0.00	1 \$6,262,272.17	0 \$0.00	1 \$14,857,218.49	0 \$0.00	0 \$0.00	0 \$0.00	7.996603% 7.931904%	84	

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
296000038	PW-8703	28	12/01/2000	0.03	1,958,148.64	9	7	07/25/2000		14,994,865.45	758,865.87		10/25/2001
296000044	PW-6132	14	02/01/2002	27,663.10	493,031.01	7	2	03/20/2001	03/20/2001	6,282,671.16	755,705.79		
296000042	PW-7790	9	07/01/2002	30,403.20	304,032.00	7	2	01/25/2002	01/25/2002	3,829,820.33	66,972.03	02/14/2003	
190000246	PW-6482	0	04/01/2003	26,282.61	26,282.61	A				3,118,384.00	0.00		
296000022	ML-151	6	10/01/2002	19,521.99	136,653.93	7	2	06/26/2002	06/26/2002	2,303,252.78	22,722.05	06/17/2002	
296000048	PW-8085	2	02/01/2003	8,529.34	25,588.02	7	2	04/07/2003		965,344.20	0.00		
Totals	6			112,400.27	2,943,736.21					31,494,337.92	1,604,265.74		

Totals By Delinquency Code:

Total for Status Code = 7 (4 loans)	86,117.63	959,304.96		13,381,088.47	845,399.87
Total for Status Code = 9 (1 loan)	0.03	1,958,148.64		14,994,865.45	758,865.87
Total for Status Code = A (1 loan)	26,282.61	26,282.61		3,118,384.00	0.00

(1) Status of Mortgage Loan

- A - Payment Not Received But Still in Grace Period
- B - Late Payment But Less Than 1 Month Delinquent
- 0 - Current
- 1 - One Month Delinquent
- 2 - Two Months Delinquent
- 3 - Three or More Months Delinquent

- Assumed Scheduled Payment (Performing Matured Balloon)
- 7 - Foreclosure
- 9 - REO

(2) Resolution Strategy Code

- 1 - Modification
- 2 - Foreclosure
- 3 - Bankruptcy
- 4 - Extension
- 5 - Note Sale
- 6 - DPO
- 7 - REO
- 8 - Resolved
- 9 - Pending Return to Master Servicer
- 10 - Deed In Lieu Of Foreclosure
- 11 - Full Payoff
- 12 - Reps and Warranties
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** 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	17,644,475.67	OF	UT	7.950%	17,644,475.67	1,491,609.78	12/31/2001	0.94	09/01/1999	08/01/2009	314
296000038	PW-8703	07/25/2000	7	14,778,553.71	MF	VA	8.200%	14,994,865.45	460,737.00	06/30/2000	0.59	09/01/1999	08/01/2009	314
901000068	ORIX-2965	01/30/2003	13	15,901,104.42	OF	TX	7.500%	15,901,104.42	1,423,351.58	12/31/2002	1.03	06/01/1999	05/01/2009	311
296000033	ML-103	02/03/2003	9	8,146,375.65	MF	TX	7.350%	8,146,375.65	597,901.05	12/31/2002	0.83	02/01/1998	01/01/2008	295
296000043	PW-8028	01/31/2003	1	6,628,830.22	RT	NY	8.800%	6,628,830.22	315,605.27	06/30/2002	0.98	08/01/1999	07/01/2029	313
296000044	PW-6132	03/20/2001	2	6,209,246.86	MF	LA	8.050%	6,282,671.16	236,127.00	06/30/2001	0.83	09/01/1999	08/01/2009	314
296000042	PW-7790	01/25/2002	2	3,804,788.30	OF	NY	8.650%	3,829,820.33	415,119.00	09/30/2001	1.52	11/01/1999	10/01/2029	316
190000245	PW-8313	04/01/2003	13	3,538,245.73	MF	SC	7.850%	3,538,245.73	233,990.97	12/31/2002	0.74	10/01/1999	09/01/2009	315
296000022	ML-151	06/26/2002	2	2,281,444.00	IN	NY	8.500%	2,303,252.78	49,038.00	12/31/2001	0.21	10/01/1999	09/01/2009	255
296000048	PW-8085	04/07/2003	2	961,680.25	MF	FL	9.200%	965,344.20	81,403.00	09/30/2002	1.06	11/01/1999	10/01/2009	256

(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		Providian Financial Corporation vacated all of its space in Lakeside Plaza I by 12/31/02. CompuCredit leased the 2nd floor previously occupied by Providian for \$15/SF NNN through 4/30/08. Providian is expected to make all lease payments through its lease expiration. Of the remaining 88855 SF 46757 SF (52.6%) will expire on 6/30/03 and 42098 SF (47.4%) will expire 10/31/03. The borrower is attempting to lease additional space to CompuCredit and others. E & H Properties appears to have insufficient staff to handle its real estate business. It is reportedly attempting to partner with a local investor capable of managing its Salt Lake City properties.
296000038	PW-8703	7				14,450,000.00		
901000068	ORIX-2965	13			04/08/1999	23,000,000.00		Loan transferred to SS due to imminent default. The collateral property is 48% vacant and net operating income will no longer support debt service. Negotiating a forbearance which will provide that principal and interest payments are kept current.

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
296000033	ML-103	9			10/31/1997	8,300,000.00		Loan transferred to SS 2/03 due to borrower request for debt service relief. Borrower claims occupancy has dropped from approximately 97% to 84% over past 9 months. Analysis reveals occupancy is actually 77%. Borrower claims this is the result of eviction of bad tenants. However operating statements do not appear to support debt service relief. Borrower was notified that owners would need to fund shortfalls. Borrower made only partial payment in 3/03. Demand made 3/7/03. Loan was accelerated 3/20 /03. Appraisal has come in and reveals a value in excess of loan balance. Borrower is viable bankruptcy candidate if foreclosure is pursued. Therefore reinstatement is being negotiated. Borrower has made the payment due 4/1/03 (applied to March paymen
296000043	PW-8028	1			06/01/1999	9,600,000.00		Property has been vacant since 4/17/00. Payments have been made via a lease bond with AIG since the single tenant filed Chapter 7. Beginning 3/1/03 the surety will only pay the difference between the rent amount due under the bond and the rent which would have been received from the National Wholesale lease which was rejected by the Borrower. Beginning 3/1/03 AIG will only pay \$38025.50 per month with a monthly payment of \$55488. The borrower remains current on payments. AM inspected the property on 4 /9/03.
296000044	PW-6132	2			03/08/2002	3,900,000.00		Trial date for judicial foreclosure set for 7/03. Guarantor trial date reset for 7/7/03 in Houston. Foreclosure litigation pending in New Orleans. Guarantor litigation pending in Houston. Property occupancy at 3/31/03 was 71%. 12/31/02 financial statements report total revenues of \$933000-total operating expenditures of \$750639-and NOI of \$182361. Receiver funded \$160M of excess cash that was applied to expenses. On 11/27/02 Defendants filed a counterclaim against Wells Fargo as Trustee and ORIX Capital Markets LLC claiming \$350MM in damages. These claims have no merit and were made in an attempt to pressure ORIX/Trustee into an unacceptable settlement agreement.

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	2			09/19/2002	4,900,000.00		Loan transferred due to payment default. Foreclosure complaint filed and receiver appointed to operate property. Discovery in process. The trial date has not yet been set. Borrower filed Chapter 11 on 2/14/03. Lender filed motion to retain receiver and is seeking "stay relief". The 12/02 receiver's report reflects \$55399 in income and \$91977 in expenses for NOL of \$36578. The loss is due to the payment of the 2002 property taxes in the amount of \$57234. The receivership to date numbers 9/02 to 3/03 reflects \$382968 in income and \$209618 in expenses for NOI of \$173350. Cash balance at 3/31/03 is \$173350.
190000245	PW-8313	13			06/22/1999	4,608,000.00		New Transfer - Loan transferred to SS 4/1/03 due to payment default.
296000022	ML-151	2			06/03/1999	3,500,000.00		Loan transferred due to payment default and due to single tenant filing Chapter 11. Loan accelerated 8/21/02 and Receiver appointed on 10/1/02. A 1/20/02 appraisal valued the property at \$3650000. Borrower filed an Order to Show Cause to Dismiss the Foreclosure Action and ORIX filed their opposition to defendant's Order to Show Cause on 12/2/02. This order is being reviewed by the judge and ORIX will file their Summary Judgment Motion once the judge rules on the Order to Show Cause. As of 3/13/03 there is \$168625 in the Receivership account. Will continue to dual track the foreclosure and the negotiation of a short term forbearance providing a full payoff.

See footnotes on last page of this section.



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

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: 05/15/2003
Record date: 04/30/2003

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
296000048	PW-8085	2			05/05/1999	1,450,000.00		New Transfer - Loan transferred to SS 4/7/03 due to payment default.

(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 |
| 5 - Note Sale | | |



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Modified Loan Detail

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

