



Wells Fargo Bank, 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: 05/17/2004
Record date: 04/30/2004

DISTRIBUTION DATE STATEMENT

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The Trustee refers Certificateholders to a recent notice from the Special Servicer in connection with an ongoing lawsuit. The notice is currently posted on www.ctslink.com/cmbs. Updates will be posted in this location as they are received from the Special Servicer. Any inquiries on this matter should be directed to the Special Servicer.

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Underwriter

Merrill Lynch, Pierce, Fenner & Smith Inc.
 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

This report has been compiled from information provided to Wells Fargo Bank, N.A. by various third parties, which may include the Servicer, Master Servicer, Special Servicer and others. Wells Fargo Bank, N.A. has not independently confirmed the accuracy of information received from these third parties and assumes no duty to do so. Wells Fargo Bank, N.A. expressly disclaims any responsibility for the accuracy or completeness of information furnished by third parties.



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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	44,677,712.79	1,203,794.16	274,395.62	0.00	0.00	1,478,189.78	43,473,918.63	29.09%
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	29.09%
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	23.03%
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	18.07%
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	16.42%
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	12.57%
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	11.19%
G	589929UL0	6.710000%	23,698,000.00	23,698,000.00	0.00	125,929.20	0.00	0.00	125,929.20	23,698,000.00	6.78%
H	589929UM8	6.710000%	20,735,000.00	20,735,000.00	0.00	0.00	0.00	0.00	0.00	20,735,000.00	2.93%
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	2.37%
K	589929UP1	7.210000%	13,330,159.00	13,246,823.71	0.00	0.00	0.00	475,771.86	0.00	12,771,051.85	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%
Totals			592,445,159.00	539,439,536.50	1,203,794.16	3,154,738.78	0.00	475,771.86	4,358,532.94	537,759,970.48	

Class	CUSIP	Pass-Through Rate	Original Notional Amount	Beginning Notional Amount	Interest Distribution	Prepayment Premium	Total Distribution	Ending Notional Amount
IO	589929UK2	0.431415%	592,445,159.00	539,439,536.50	193,935.36	0.00	193,935.36	537,759,970.48

(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	457.76345072	12.33395656	2.81143053	0.00000000	0.00000000	445.42949416
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	5.31391679	0.00000000	0.00000000	1,000.00000000
H	589929UM8	1,000.00000000	0.00000000	0.00000000	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	993.74836489	0.00000000	0.00000000	0.00000000	35.69138673	958.05697817
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	910.53075260	0.32734736	0.00000000	907.69577962



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Reconciliation Detail

Advance Summary

Prior Unreimbursed P & I Advances	3,212,997.49
Cumulative P & I Advances Outstanding	3,467,122.67
Reimbursement for Interest on P & I Advances	2,591.77
Cumulative Servicing Advances Outstanding	1,882,776.90
Reimbursement for Interest on Servicing	2,911.91

Servicing Fee Summary

Current Period Accrued Servicing Fees	26,454.97
Less Servicing Fees on Delinquent Payments	2,375.93
Less Reductions to Servicing Fees	0.00
Plus Servicing Fees for Delinquent Payments Received	164.64
Plus Adjustments for Prior Servicing Calculation	0.00
Total Servicing Fees Collected	24,243.68

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	274,395.62	0.00	274,395.62	0.00	0.00	274,395.62	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	193,935.36	0.00	193,935.36	0.00	0.00	193,935.36	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	6,582.12	125,929.20	6,582.12
H	115,943.21	0.00	115,943.21	0.00	115,943.21	0.00	1,662,888.48
J	17,802.69	0.00	17,802.69	0.00	17,802.69	0.00	377,011.85
K	79,591.33	0.00	79,591.33	0.00	79,591.33	0.00	2,864,475.54
Total	3,568,593.49	0.00	3,568,593.49	0.00	219,919.35	3,348,674.14	4,910,957.99



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Cash Reconciliation Detail

Total Funds Collected

Interest:

Scheduled Interest	3,453,754.20
Interest reductions due to Nonrecoverability Determinations	0.00
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>3,453,754.20</u>

Principal:

Scheduled Principal	581,837.57
Unscheduled Principal	621,956.59
Principal Prepayments	621,956.59
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	0.00
Total Principal Collected	<u>1,203,794.16</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 4,657,548.36

Total Funds Distributed

Fees:

Master Servicing Fee	26,454.97
Trustee Fee	1,281.17
Certificate Administration Fee	0.00
Insurer Fee	0.00
Miscellaneous Fee	0.00
Total Fees	<u>27,736.14</u>

Additional Trust Fund Expenses:

Reimbursement for Interest on Advances	5,503.68
ASER Amount	49,224.60
Special Servicing Fee	22,615.67
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>77,343.95</u>

Interest Reserve Deposit 0.00

Payments to Certificateholders & Others:

Interest Distribution	3,348,674.14
Principal Distribution	1,203,794.16
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>4,552,468.30</u>

Total Funds Distributed 4,657,548.39



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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-	BB+	X	BB
G	589929UL0	BB	X	BB	B	X	B
H	589929UM8	B	X	B	CC	X	D
J	589929UN6	B-	X	B-	C	X	D
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	5,176,071.51	0.96	63	8.5515	1.198537
1,000,000 to 1,999,999	25	40,900,899.33	7.61	62	8.2639	1.427710
2,000,000 to 2,999,999	16	37,857,391.05	7.04	62	8.2307	1.500091
3,000,000 to 3,999,999	7	23,777,758.72	4.42	64	8.3523	1.245041
4,000,000 to 4,999,999	7	31,229,789.86	5.81	61	7.7591	1.214608
5,000,000 to 5,999,999	5	28,681,335.47	5.33	61	8.0682	1.555005
6,000,000 to 6,999,999	9	56,915,238.32	10.58	63	8.4149	0.968710
7,000,000 to 7,999,999	4	31,095,912.08	5.78	69	8.2616	1.457653
8,000,000 to 8,999,999	5	42,236,611.53	7.85	59	7.8165	0.921128
9,000,000 to 9,999,999	1	9,221,847.84	1.71	64	8.5300	1.470000
10,000,000 to 14,999,999	5	59,692,598.10	11.10	58	7.9368	1.294209
15,000,000 to 19,999,999	7	121,954,141.97	22.68	62	7.8218	1.232025
20,000,000 to 24,999,999	2	49,020,374.70	9.12	57	7.4098	2.239299
25,000,000 or greater	0	0.00	0.00	0	0.0000	0.000000
Totals	99	537,759,970.48	100.00	61	7.9993	1.345811

State (3)

State	# of Props.	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Alabama	1	2,167,240.08	0.40	64	8.2500	0.620000
Arizona	1	3,086,067.05	0.57	64	8.3750	1.650000
Arkansas	1	1,650,439.03	0.31	63	8.4100	1.340000
California	12	66,430,897.22	12.35	65	8.1273	1.460477
Colorado	3	11,086,237.88	2.06	61	8.1058	1.716303
Connecticut	7	41,233,531.23	7.67	62	8.0467	1.481548
Florida	4	12,117,302.08	2.25	58	7.8128	1.283022
Georgia	1	1,841,767.79	0.34	62	7.7000	2.540000
Idaho	1	4,438,166.89	0.83	64	7.8750	1.430000
Illinois	2	5,666,930.82	1.05	63	7.6569	0.481789
Indiana	2	23,831,512.18	4.43	62	7.7252	1.240437
Louisiana	2	12,368,042.32	2.30	63	8.2495	0.884109
Maryland	2	42,360,509.10	7.88	54	7.1948	1.599155
Massachusetts	3	15,220,737.06	2.83	64	8.4568	2.222458
Michigan	1	11,440,613.63	2.13	37	7.4700	1.150000
Mississippi	1	1,676,495.13	0.31	64	8.4100	1.380000
Nevada	3	18,704,144.07	3.48	63	8.1146	1.147333
New Jersey	2	3,819,699.72	0.71	64	8.2730	1.193262
New York	9	40,143,042.63	7.46	63	8.3583	0.847098
North Carolina	4	3,066,083.51	0.57	63	8.5000	1.370000
Ohio	4	13,884,539.87	2.58	61	7.5424	1.598985
Oklahoma	2	3,315,925.88	0.62	61	8.1849	0.966727
Oregon	1	8,162,132.57	1.52	64	7.9200	1.550000
Pennsylvania	3	10,870,513.00	2.02	62	8.8687	1.044586
Rhode Island	1	4,049,732.24	0.75	63	8.0500	1.470000
South Carolina	2	27,805,752.25	5.17	65	7.8500	2.626501
Tennessee	4	7,887,066.45	1.47	64	8.5010	1.336853
Texas	20	89,811,162.14	16.70	60	7.9568	1.121329
Utah	1	17,469,467.77	3.25	63	7.9500	0.830000
Virginia	6	18,545,789.61	3.45	63	8.2522	0.709051
Washington	1	7,726,501.68	1.44	62	8.3750	1.590000
Wyoming	1	5,881,927.60	1.09	64	8.3500	1.240000
Totals	108	537,759,970.48	100.00	61	7.9993	1.345811

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	0	0.00	0.00	0	0.0000	0.000000
49 or greater	99	537,759,970.48	100.00	61	7.9993	1.345811
Totals	99	537,759,970.48	100.00	61	7.9993	1.345811

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	498,693,505.31	92.74	61	7.9907	1.384448
1 to 2 years	4	21,347,246.41	3.97	63	8.0279	0.978259
2 years or greater	2	17,719,218.76	3.30	63	8.2083	0.701193
Totals	99	537,759,970.48	100.00	61	7.9993	1.345811

Note Rate

Note Rate	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
6.999% or less	1	24,717,182.05	4.60	49	6.9770	1.570000
7.000% to 7.124%	0	0.00	0.00	0	0.0000	0.000000
7.125% to 7.249%	1	4,600,472.91	0.86	50	7.1700	1.500000
7.250% to 7.374%	1	8,027,984.01	1.49	44	7.3500	0.410000
7.375% to 7.499%	1	11,440,613.63	2.13	37	7.4700	1.150000
7.500% to 7.624%	5	58,552,153.00	10.89	61	7.5161	1.111755
7.625% to 7.749%	2	10,338,343.00	1.92	62	7.7247	1.118198
7.750% to 7.874%	14	99,543,012.04	18.51	64	7.8195	1.762369
7.875% to 7.999%	10	70,814,288.35	13.17	63	7.9366	1.346975
8.000% to 8.124%	8	38,112,202.74	7.09	63	8.0264	0.935956
8.125% to 8.249%	9	57,831,191.67	10.75	63	8.1905	1.337077
8.250% to 8.374%	8	22,874,010.53	4.25	63	8.3127	1.132655
8.375% to 8.499%	23	72,942,622.50	13.56	63	8.4173	1.455803
8.500% to 8.624%	8	24,547,765.10	4.56	64	8.5383	1.403186
8.625% to 8.749%	1	3,175,860.14	0.59	64	8.6300	1.510000
8.750% to 8.874%	1	6,574,942.05	1.22	62	8.8000	0.390000
8.875% to 8.999%	2	14,507,706.96	2.70	64	8.9161	1.338903
9.000% to 9.124%	1	6,492,420.27	1.21	62	9.0500	0.690000
9.125% to 9.249%	2	1,631,828.47	0.30	64	9.1686	1.275103
9.250% to 9.374%	0	0.00	0.00	0	0.0000	0.000000
9.375% or greater	1	1,035,371.06	0.19	62	9.5000	1.170000
Totals	99	537,759,970.48	100.00	61	7.9993	1.345811

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	7,472,989.61	1.39	57	8.0138	1.632848
Industrial	13	43,346,372.61	8.06	63	8.2958	1.250280
Lodging	3	18,042,723.98	3.36	64	8.2259	1.824498
Mixed Use	2	7,618,470.94	1.42	63	8.2622	0.426876
Mobile Home Park	6	5,971,241.06	1.11	63	7.8066	2.100083
Multi-Family	28	162,596,470.99	30.24	59	7.7214	1.198406
Office	19	151,098,291.21	28.10	62	7.9666	1.468405
Other	1	7,949,370.83	1.48	65	8.9500	1.470000
Retail	31	131,938,609.48	24.53	63	8.1809	1.351525
Self Storage	1	1,725,429.77	0.32	63	8.4200	1.090000
Totals	108	537,759,970.48	100.00	61	7.9993	1.345811

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	44	221,966,695.55	41.28	61	8.0781	0.835279
1.30 to 1.39	14	53,931,683.07	10.03	65	8.0073	1.356818
1.40 to 1.49	8	54,504,032.33	10.14	63	8.1828	1.448883
1.50 to 1.59	11	102,205,532.59	19.01	59	7.7570	1.534899
1.60 to 1.69	4	25,985,711.73	4.83	62	7.7940	1.639013
1.70 to 1.79	5	16,700,642.42	3.11	60	7.9248	1.758939
1.80 to 2.49	9	33,783,081.74	6.28	62	8.1910	2.171941
2.50 to 2.99	3	26,828,041.70	4.99	65	7.8722	2.884747
3.00 to 3.49	0	0.00	0.00	0	0.0000	0.000000
3.50 or greater	1	1,854,549.35	0.34	57	8.2000	3.540000
Totals	99	537,759,970.48	100.00	61	7.9993	1.345811

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	98	530,007,309.27	98.56	61	8.0018	1.345311
73 to 96 months	1	7,752,661.21	1.44	85	7.8300	1.380000
97 to 108 months	0	0.00	0.00	0	0.0000	0.000000
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	99	537,759,970.48	100.00	61	7.9993	1.345811

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	9	17,938,261.28	3.34	58	7.9850	1.693618
241 to 270 months	18	63,619,296.57	11.83	63	8.4511	1.563059
271 to 300 months	16	149,131,727.94	27.73	57	7.5114	1.266303
301 to 330 months	56	307,070,684.69	57.10	63	8.1435	1.319097
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	99	537,759,970.48	100.00	61	7.9993	1.345811

(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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296000001	ML-107	MF	Fort Washington	MD	143,893.26	31,551.40	6.977%	06/01/2008	06/01/2028	N	24,748,733.45	24,717,182.05	05/01/2004				
190000257	PW-7905	OF	Columbia	SC	159,139.50	23,864.23	7.850%	10/01/2009	10/01/2029	N	24,327,056.88	24,303,192.65	05/01/2004				
296000004	ML-117	OF	Farmington	CT	129,779.54	22,922.34	7.790%	N/A	06/01/2009	N	19,991,714.24	19,968,791.90	05/01/2004				
296000017	ML-156	RT	Cerritos	CA	119,880.46	19,700.78	7.980%	N/A	09/01/2009	N	18,027,136.09	18,007,435.31	05/01/2004				
190000250	PW-8202	OF	Dallas	TX	122,403.28	16,589.32	8.200%	09/01/2009	09/01/2029	N	17,912,675.67	17,896,086.35	05/01/2004				
563970563	ML-126	MF	Silver Spring	MD	110,389.33	18,965.35	7.500%	N/A	06/01/2009	N	17,662,292.40	17,643,327.05	05/01/2004				
901000083	ORIX-3325	OF	Salt Lake City	UT	115,848.27	17,063.05	7.950%	N/A	08/01/2009	N	17,486,530.82	17,469,467.77	06/01/2003	08/08/2003	4,838,635.49	2	
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	10/01/2001	03/11/2004	10,854,670.70	7	
901000068	ORIX-2965	OF	Irving	TX	98,375.91	16,994.48	7.500%	N/A	05/01/2009	N	15,740,145.20	15,723,150.72	11/01/2003	05/10/2004	4,972,245.16	13	
296000014	ML-129	MF	Hammond	IN	99,083.22	17,258.22	7.790%	N/A	08/01/2009	N	15,263,141.09	15,245,882.87	05/01/2004				
563970569	ML-124	MF	Columbus	OH	74,587.38	12,814.43	7.500%	N/A	06/01/2009	N	11,933,981.39	11,921,166.96	05/01/2004				
563970557	ML-125	MF	Farmington Hills	MI	71,294.79	12,364.58	7.470%	N/A	06/01/2007	N	11,452,978.21	11,440,613.63	05/01/2004				
296000023	ML-138	LO	North Falmouth	MA	78,053.43	17,787.73	8.480%	N/A	09/01/2009	N	11,045,296.20	11,027,508.47	05/01/2004				
296000015	ML-147	OF	Las Vegas	NV	70,242.12	11,562.92	8.000%	N/A	08/01/2009	N	10,536,318.25	10,524,755.33	05/01/2004				
901000082	ORIX-3208	RT	Hamden	CT	65,609.02	8,025.36	8.530%	N/A	09/01/2009	N	9,229,873.20	9,221,847.84	05/01/2004				
296000021	ML-143	IN	Melville	NY	62,964.08	9,212.04	8.420%	N/A	09/01/2009	N	8,973,502.47	8,964,290.43	05/01/2004				
901000063	ORIX-3108	RT	Indianapolis	IN	54,504.89	9,096.64	7.610%	N/A	05/01/2009	N	8,594,725.95	8,585,629.31	05/01/2004				
296000009	ML-112	RT	Hempstead	NY	54,795.03	9,768.34	7.730%	N/A	07/01/2009	N	8,506,343.55	8,496,575.21	05/01/2004				
296000033	ML-103	MF	Dallas	TX	49,238.95	11,028.89	7.350%	N/A	01/01/2008	N	8,039,012.90	8,027,984.01	05/01/2004				
296000028	PW-7942	RT	Bend	OR	53,922.70	7,973.90	7.920%	N/A	09/01/2009	N	8,170,106.47	8,162,132.57	05/01/2004				
850000002	ORIX-3257	OT	Thousand Oaks	CA	59,369.87	10,835.24	8.950%	N/A	10/01/2009	N	7,960,206.07	7,949,370.83	05/01/2004				
296000031	ML-101	IN	Seattle	WA	54,014.02	12,820.14	8.375%	N/A	07/01/2009	N	7,739,321.82	7,726,501.68	05/01/2004				
296000003	ML-116	MF	Riverside	CA	50,643.85	8,849.06	7.830%	N/A	06/01/2011	N	7,761,510.27	7,752,661.21	05/01/2004				
901000062	ORIX-3100	OF	Dallas	TX	50,335.34	7,642.45	7.870%	N/A	07/01/2009	N	7,675,020.81	7,667,378.36	05/01/2004				
296000011	ML-114	RT	New York	NY	48,579.74	10,192.43	8.875%	N/A	08/01/2009	N	6,568,528.56	6,558,336.13	05/01/2004				
296000010	ML-115	MU	Beverly Hills	CA	44,305.79	7,163.37	8.068%	N/A	08/01/2009	N	6,590,263.25	6,583,099.88	05/01/2004				
296000043	PW-8028	RT	Brooklyn	NY	48,256.44	5,482.20	8.800%	07/01/2009	07/01/2029	N	6,580,424.25	6,574,942.05	05/01/2004				
296000040	PW-7562	OF	Philadelphia	PA	49,002.50	5,148.43	9.050%	N/A	07/01/2009	N	6,497,568.70	6,492,420.27	05/01/2004				
296000020	ML-154	MF	Enfield	CT	40,758.23	6,889.81	7.875%	N/A	09/01/2009	N	6,210,778.54	6,203,888.73	05/01/2004				
296000044	PW-6132	MF	Harvey	LA	0.00	0.00	8.050%	N/A	08/01/2009	N	6,199,546.52	6,199,546.52	02/01/2002	02/10/2004	4,649,658.55	2	
296000046	PW-6376	MF	New Orleans	LA	43,475.28	5,508.58	8.450%	N/A	07/01/2009	N	6,174,004.38	6,168,495.80	05/01/2004				
296000041	PW-8763	MF	Henderson	NV	42,637.21	5,515.36	8.350%	N/A	09/01/2009	N	6,127,502.54	6,121,987.18	03/01/2004				13
296000029	ML-134	IN	Round Rock	TX	40,929.71	6,360.75	8.190%	N/A	09/01/2009	N	5,997,026.79	5,990,666.04	05/01/2004				
901000072	ORIX-3266	RT	Westminster	CO	40,873.66	5,686.50	8.150%	N/A	07/01/2009	N	6,018,208.26	6,012,521.76	05/01/2004				

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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)
901000059	ORIX-3115	OF	Laguna Hills	CA	39,397.91	6,011.53	7.940%	N/A	03/01/2009	N	5,954,344.22	5,948,332.69	05/01/2004				
190000248	PW-6410	RT	Laramie	WY	40,965.29	5,299.10	8.350%	N/A	09/01/2009	N	5,887,226.70	5,881,927.60	05/01/2004				
190000241	PW-7043	MF	St. Petersburg	FL	37,719.63	5,499.10	8.000%	N/A	07/01/2009	N	5,657,944.83	5,652,445.73	05/01/2004				
901000045	ORIX-2939	OF	Los Angeles	CA	34,048.97	10,270.24	7.830%	N/A	04/01/2009	N	5,218,233.65	5,207,963.41	05/01/2004				
296000013	ML-128	LO	Schiller Park	IL	29,287.48	7,117.27	7.500%	N/A	08/01/2009	N	4,685,996.23	4,678,878.96	05/01/2004				
901000061	ORIX-3151	RT	Houston	TX	30,399.68	6,471.84	7.750%	N/A	05/01/2009	N	4,707,046.71	4,700,574.87	05/01/2004				
901000004	ORIX-1825	OF	Ft. Lauderdale	FL	27,521.52	5,639.65	7.170%	N/A	07/01/2008	N	4,606,112.56	4,600,472.91	05/01/2004				
190000244	PW-8064	RT	Pasadena	CA	31,277.64	4,362.22	8.125%	08/01/2009	08/01/2029	N	4,619,467.34	4,615,105.12	05/01/2004				
296000018	ML-136	RT	Twin Falls	ID	29,157.82	4,928.85	7.875%	N/A	09/01/2009	N	4,443,095.74	4,438,166.89	05/01/2004				
190000233	PW-7141	MF	San Antonio	TX	27,327.43	4,143.24	7.900%	N/A	06/01/2009	N	4,151,002.11	4,146,858.87	05/01/2004				
901000067	ORIX-3256	RT	North Kingstown	RI	27,193.00	3,882.22	8.050%	N/A	08/01/2009	N	4,053,614.46	4,049,732.24	05/01/2004				
296000030	ML-152	OF	Houston	TX	27,921.45	4,133.32	8.375%	N/A	09/01/2009	N	4,000,685.64	3,996,552.32	05/01/2004				
190000260	PW-8694	IN	Woodlands	TX	25,026.98	3,161.01	8.400%	N/A	10/01/2009	N	3,575,282.29	3,572,121.28	05/01/2004				
190000245	PW-8313	MF	Conway	SC	22,935.25	3,466.47	7.850%	N/A	09/01/2009	N	3,506,026.07	3,502,559.60	05/01/2004				
296000019	ML-148	OF	San Diego	CA	23,617.68	3,491.65	8.380%	N/A	09/01/2009	N	3,382,006.47	3,378,514.82	05/01/2004				
901000087	ORIX-3438	RT	Southampton	PA	22,859.22	2,710.64	8.630%	N/A	09/01/2009	N	3,178,570.78	3,175,860.14	05/01/2004				
190000246	PW-6482	OF	Various	NC	21,750.20	4,532.41	8.500%	N/A	08/01/2009	N	3,070,615.92	3,066,083.51	05/01/2004				
296000025	ML-139	RT	Mesa	AZ	21,560.45	3,191.67	8.375%	N/A	09/01/2009	N	3,089,258.72	3,086,067.05	05/01/2004				
296000037	PW-7789	IN	Parsippany	NJ	20,235.48	2,678.15	8.250%	10/01/2009	10/01/2029	N	2,943,343.20	2,940,665.05	05/01/2004				
901000088	ORIX-3356	OF	Nashville	TN	20,322.64	4,077.25	8.620%	N/A	09/01/2009	N	2,829,137.49	2,825,060.24	05/01/2004				
296000012	ML-131	MF	Milford	CT	18,343.65	3,122.58	7.875%	N/A	08/01/2009	N	2,795,223.29	2,792,100.71	05/01/2004				
901000071	ORIX-3161	RT	Woodland Park	CO	19,116.02	2,602.09	8.220%	N/A	07/01/2009	N	2,790,660.16	2,788,058.07	05/01/2004				
901000052	ORIX-2187	RT	Watertown	NY	17,633.78	2,818.51	7.850%	N/A	01/01/2009	N	2,695,609.95	2,692,791.44	05/01/2004				
296000008	ML-110	RT	Laguna Niguel	CA	16,692.23	2,603.81	8.230%	N/A	06/01/2009	N	2,433,861.20	2,431,257.39	05/01/2004				
296000024	ML-137	LO	South Yarmouth	MA	16,536.74	3,768.59	8.480%	N/A	09/01/2009	N	2,340,105.14	2,336,336.55	05/01/2004				
901000055	ORIX-2507	HC	El Campo	TX	14,873.70	3,762.59	7.950%	N/A	02/01/2009	N	2,245,087.32	2,241,324.73	05/01/2004				
296000022	ML-151	IN	Maspeth	NY	15,912.51	3,609.48	8.500%	N/A	09/01/2009	N	2,246,471.74	2,242,862.26	05/01/2004				
901000033	ORIX-2607	IN	Loveland	CO	14,967.66	2,392.38	7.850%	N/A	01/01/2009	N	2,288,050.43	2,285,658.05	05/01/2004				
296000039	PW-7395	MF	Montgomery	AL	14,913.46	1,990.04	8.250%	N/A	09/01/2009	N	2,169,230.12	2,167,240.08	01/01/2004	05/10/2004	44,198.95	7	
190000247	PW-8352	IN	Las Vegas	NV	13,737.63	3,242.33	8.000%	N/A	09/01/2009	N	2,060,643.89	2,057,401.56	05/01/2004				
190000249	PW-7958	OF	Memphis	TN	14,476.67	1,744.99	8.550%	10/01/2009	10/01/2029	N	2,031,812.95	2,030,067.96	05/01/2004				
296000034	ML-140	RT	McKinney	TX	14,049.89	2,094.90	8.375%	N/A	08/01/2009	N	2,013,119.00	2,011,024.10	05/01/2004				
190000239	PW-7146	MF	West Haven	CT	14,093.41	1,813.76	8.400%	N/A	07/01/2009	N	2,013,344.75	2,011,530.99	05/01/2004				
901000070	ORIX-3238	RT	Tyler	TX	14,057.42	1,803.50	8.410%	N/A	07/01/2009	N	2,005,815.37	2,004,011.87	05/01/2004				

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296000027	ML-145	RT	Newport News	VA	14,010.34	1,978.80	8.500%	N/A	11/01/2009	N	1,977,930.85	1,975,952.05	05/01/2004				
901000056	ORIX-2508	HC	Kingsland	TX	12,374.30	3,298.77	7.750%	N/A	02/01/2009	N	1,916,020.42	1,912,721.65	05/01/2004				
190000255	PW-6232	RT	Rockville Center	NY	14,228.26	1,679.98	8.600%	11/01/2009	11/01/2029	N	1,985,338.63	1,983,658.65	05/01/2004				
190000237	PW-7312	MH	Various	OH	12,774.81	1,982.54	7.800%	N/A	07/01/2009	N	1,965,355.45	1,963,372.91	05/01/2004				
296000026	ML-144	IN	Santa Ana	CA	13,585.34	1,988.86	8.390%	N/A	10/01/2009	N	1,943,075.79	1,941,086.93	05/01/2004				
901000054	ORIX-2509	HC	Dinuba	CA	12,693.31	3,008.93	8.200%	N/A	02/01/2009	N	1,857,558.28	1,854,549.35	05/01/2004				
901000066	ORIX-3290	IN	Everett	MA	12,842.59	2,107.89	8.290%	N/A	06/01/2009	N	1,858,999.93	1,856,892.04	05/01/2004				
190000240	PW-7710	MH	Buford	GA	11,830.17	1,894.31	7.700%	N/A	07/01/2009	N	1,843,662.10	1,841,767.79	05/01/2004				
190000232	PW-6045	RT	Norman	OK	12,146.73	1,794.80	8.000%	N/A	05/01/2009	N	1,822,009.90	1,820,215.10	05/01/2004				
901000077	ORIX-3434	RT	Newport News	VA	12,565.10	1,595.35	8.410%	N/A	09/05/2009	N	1,792,879.20	1,791,283.85	05/05/2004				
296000035	ML-132	SS	Austin	TX	12,126.59	2,825.23	8.420%	N/A	08/01/2009	N	1,728,255.00	1,725,429.77	05/01/2004				
901000080	ORIX-3432	RT	Jackson	MS	11,759.90	1,493.12	8.410%	N/A	09/05/2009	N	1,677,988.25	1,676,495.13	05/05/2004				
901000078	ORIX-3433	RT	Little Rock	AR	11,577.18	1,477.58	8.410%	N/A	08/05/2009	N	1,651,916.61	1,650,439.03	05/05/2004				
190000221	PW-7130	IN	Austin	TX	10,339.47	2,612.93	7.850%	N/A	05/01/2009	N	1,580,555.77	1,577,942.84	05/01/2004				
901000020	ORIX-2104	RT	Houston	TX	10,847.93	2,555.72	8.250%	N/A	01/01/2009	N	1,577,880.09	1,575,324.37	05/01/2004				
901000075	ORIX-3436	RT	Plano	TX	11,113.96	1,418.45	8.410%	N/A	08/01/2009	N	1,585,821.08	1,584,402.63	05/05/2004				
901000074	ORIX-3430	RT	Brentwood	TN	11,090.03	1,408.07	8.410%	N/A	09/05/2009	N	1,582,406.78	1,580,998.71	05/05/2004				
901000057	ORIX-2596	HC	Seguin	TX	10,047.12	2,339.41	8.220%	N/A	03/01/2009	N	1,466,733.29	1,464,393.88	05/01/2004				
901000076	ORIX-3435	RT	Oklahoma City	OK	10,491.82	1,339.05	8.410%	N/A	08/05/2009	N	1,497,049.83	1,495,710.78	05/05/2004				
190000236	PW-7166	MF	Clarksville	TN	10,051.03	2,221.78	8.300%	N/A	07/01/2009	N	1,453,161.32	1,450,939.54	05/01/2004				
190000259	PW-7119	MH	Washingtonville	NY	9,343.39	2,204.06	7.970%	N/A	10/01/2009	N	1,406,784.14	1,404,580.08	05/01/2004				
901000079	ORIX-3431	RT	El Paso	TX	9,190.06	1,172.92	8.410%	N/A	08/05/2009	N	1,311,305.14	1,310,132.22	05/05/2004				
296000002	ML-108	MF	Brooklyn	NY	8,221.92	2,145.74	8.040%	N/A	05/01/2009	N	1,227,152.12	1,225,006.38	05/01/2004				
296000005	ML-104	IN	Norristown	PA	8,547.45	1,633.33	8.520%	N/A	06/01/2009	N	1,203,865.92	1,202,232.59	05/01/2004				
901000073	ORIX-3429	RT	Baton Rouge	LA	7,700.10	622,934.24	8.410%	N/A	09/05/2009	N	1,098,706.10	0.00	05/05/2003			6	
296000007	ML-100	MU	New Haven	CT	8,208.65	1,510.86	9.500%	N/A	07/01/2009	N	1,036,881.92	1,035,371.06	05/01/2004				
190000243	PW-7127	IN	Elgin	IL	6,922.57	886.27	8.400%	N/A	08/01/2009	N	988,938.13	988,051.86	05/01/2004				
296000048	PW-8085	MF	Tampa	FL	7,283.28	1,246.06	9.200%	N/A	10/01/2009	N	949,993.27	948,747.21	05/01/2004				
190000238	PW-7424	MF	St. Pete Beach	FL	6,453.36	817.68	8.450%	N/A	07/01/2009	N	916,453.91	915,636.23	05/01/2004				11
190000234	PW-6437	MF	Passaic	NJ	6,126.00	1,348.35	8.350%	N/A	06/01/2009	N	880,383.02	879,034.67	05/01/2004				
296000006	ML-106	MH	Aptos	CA	4,942.83	869.30	7.780%	N/A	07/01/2009	N	762,389.58	761,520.28	05/01/2004				
190000242	PW-7781	MF	Houston	TX	5,201.32	928.08	9.125%	N/A	07/01/2009	N	684,009.34	683,081.26	05/01/2004				

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)	
					3,453,754.20	1,203,794.16						539,439,536.50	537,759,970.48					25,359,408.85

<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
901000073	ORIX-3429	621,956.59	0.00	0.00	0.00
Totals		621,956.59	0.00	0.00	0.00



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Historical Detail

Distribution Date	Delinquencies						Prepayments		Rate and Maturities								
	#	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	WAM
05/17/2004	1	\$6,121,987.18	0	\$0.00	1	\$15,723,150.72	3	\$25,911,876.55	2	\$16,945,793.79	0	\$0.00	1	\$621,956.59	7.999326%	7.935033%	61
04/15/2004	0	\$0.00	0	\$0.00	2	\$16,838,851.30	5	\$29,051,772.47	1	\$14,778,553.71	0	\$0.00	1	\$8,967,881.78	8.000147%	7.935725%	62
03/16/2004	1	\$2,170,712.52	0	\$0.00	3	\$34,352,836.88	3	\$9,400,063.62	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.985075%	7.920515%	63
02/17/2004	0	\$0.00	0	\$0.00	2	\$16,874,485.67	5	\$26,925,975.71	1	\$14,778,553.71	0	\$0.00	1	\$3,782,833.89	7.985059%	7.920499%	64
01/15/2004	0	\$0.00	1	\$15,787,253.61	1	\$17,533,232.30	5	\$14,295,994.65	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.989579%	7.924962%	65
12/16/2003	1	\$1,102,041.79	1	\$15,800,578.60	1	\$17,546,026.45	4	\$13,200,794.48	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.989553%	7.924936%	66
11/17/2003	1	\$15,817,092.16	0	\$0.00	1	\$17,562,585.64	5	\$14,311,559.95	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.989532%	7.924915%	67
10/17/2003	0	\$0.00	0	\$0.00	1	\$17,575,180.21	4	\$13,214,612.23	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.989506%	7.924889%	68
09/16/2003	0	\$0.00	1	\$17,591,547.53	0	\$0.00	3	\$12,264,544.70	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.989485%	7.924868%	69
08/15/2003	1	\$17,603,945.18	0	\$0.00	0	\$0.00	4	\$13,228,229.29	1	\$14,778,553.71	0	\$0.00	1	\$2,432,573.00	7.989459%	7.924842%	70
07/16/2003	0	\$0.00	0	\$0.00	1	\$959,606.11	3	\$12,274,519.27	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.992961%	7.928308%	71
06/16/2003	0	\$0.00	0	\$0.00	1	\$960,769.55	3	\$12,286,451.21	1	\$14,778,553.71	0	\$0.00	0	\$0.00	7.992939%	7.928287%	72

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	10	06/01/2003	103,839.19	1,128,441.12	7	2	08/09/2001	08/08/2003	17,632,355.49	82,733.57		
296000038	PW-8703	30	10/01/2001	0.00	979,270.20	9	7	07/25/2000	10/25/2001	14,994,865.45	191,618.91		10/25/2001
901000068	ORIX-2965	5	11/01/2003	85,495.48	647,400.54	3	13	01/30/2003		15,817,092.16	40,479.47		
296000044	PW-6132	26	02/01/2002	0.00	548,357.23	7	2	03/20/2001	08/02/2002	6,282,671.16	1,473,771.34		
296000041	PW-8763	1	03/01/2004	48,152.57	96,305.14	1	13	01/23/2004		6,131,567.45	14,459.15		
296000022	ML-151	0	05/01/2004	0.00	0.00	7			08/21/2002	2,242,862.26	43.59		
296000039	PW-7395	3	01/01/2004	16,637.94	67,348.44	9	7	07/01/2003	03/01/2004	2,174,628.05	19,057.30		05/07/2004
Totals	7			254,125.18	3,467,122.67					65,276,042.02	1,822,163.33		

Totals By Delinquency Code:

Total for Status Code = 1 (1 loan)	48,152.57	96,305.14		6,131,567.45	14,459.15
Total for Status Code = 3 (1 loan)	85,495.48	647,400.54		15,817,092.16	40,479.47
Total for Status Code = 7 (3 loans)	103,839.19	1,676,798.35		26,157,888.91	1,556,548.50
Total for Status Code = 9 (2 loans)	16,637.94	1,046,618.64		17,169,493.50	210,676.21

(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

- 4 - 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
- 13 - Other or TBD

** 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	2	17,469,467.77	OF	UT	7.950%	17,632,355.49	1,328,682.45	12/31/2002	0.83	09/01/1999	08/01/2009	302
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	302
901000068	ORIX-2965	01/30/2003	13	15,723,150.72	OF	TX	7.500%	15,817,092.16	363,471.10	09/30/2003	0.35	06/01/1999	05/01/2009	299
296000044	PW-6132	03/20/2001	2	6,199,546.52	MF	LA	8.050%	6,282,671.16	149,630.54	06/30/2003	0.53	09/01/1999	08/01/2009	302
296000041	PW-8763	01/23/2004	13	6,121,987.18	MF	NV	8.350%	6,131,567.45	451,599.00	09/30/2003	1.04	10/01/1999	09/01/2009	303
296000039	PW-7395	07/01/2003	7	2,167,240.08	MF	AL	8.250%	2,174,628.05	124,810.11	12/31/2003	0.62	10/01/1999	09/01/2009	303
901000073	ORIX-3429	09/22/2003	6	0.00	RT	LA	8.410%	0.00	72,206.08	12/31/2003	0.69	10/05/1999	09/05/2009	303
296000048	PW-8085	04/07/2003	11	948,747.21	MF	FL	9.200%	948,747.21	17,676.00	06/30/2003	0.35	11/01/1999	10/01/2009	244

(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	2			06/26/2003	14,450,000.00		Due to the vacancy of Providian Financial NOI was insufficient to cover debt service. A foreclosure action was initiated with a request for a Receiver. A Receiver was appointed on 9/5/03. The principal and guarantor Eugene Horbach passed away on 1/1/04. Mr. Goss Eugene Horbach's legal counsel resigned from the case and sent in a Letter of Resignation to the court. Mr. Horbach's estate made the decision to not contest the foreclosure lawsuit further. The Motion for Summary Judgement was filed and the Defendant had until 3/11/04 to file a response. The Defendant did not respond and legal counsel obtained an entry of decree of foreclosure on 4/8/04. A sheriff's sale could take place in 4 to 5 weeks. After the sheriff's sale there is a 6 month redemption period.
296000038	PW-8703	7			10/21/2003	5,000,000.00		Lee Hall Apartments (the sole remaining property) is 47% occupied as of 1/31/04. The contract on Lee Hall fell out. Resuming marketing activities. Currently anticipate resolution of buyer litigation by 7/31/04. Anticipate fully remarketing the property after resolution. Earliest possible ultimate resolution is 12/31/04. Current list price is \$5.5 million.
901000068	ORIX-2965	13			02/12/2004	12,130,000.00		The Note was marketed in a note sale; however there were no acceptable offers. The Borrower continues to market the property to new tenants. The Borrower is in discussions with new investors to buy in equity and has requested SS to consider restructuring the note. SS has obtained an updated appraisal and is in the process of considering the Borrower's request.

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
296000044	PW-6132	2			04/24/2003	3,900,000.00		Trial date for LA judicial foreclosure & guarantor claims reset for 7/26/04. F/C is lengthy process. Guarantor trial date in Houston case reset for 8/30/04 pending ruling from Texas Supreme Court with respect to whether the case will be tried before jury. Louisiana case amended to include fraud claims in order to try first case that comes up. Property occupancy continues to hover around 72% to 74%. On 11/27/02 Defendants filed a counterclaim against Wells Fargo, as Trustee and ORIXCapital Marke ts, 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. At MSJ hearing judge ruled that fact issues exist on acceleration. Consent agreement approved allowing the borrower to pursue a sale of the property for \$6.7 MM to purchaser who owns neighboring property. Anticipate buyer will renegotiate sales price or terminate contract after due diligence. If sale closes the net sales proceeds will be h
296000041	PW-8763	13			06/07/1999	8,000,000.00		Transferred to SS on 1/28/04 due to an unauthorized transfer of ownership. Hello letter sent to borrower on 1/30/04. Collateral is a 120-unit apartment property constructed in 1988 and located in Henderson NV. Based on 12/31/03 rent roll the property was 94% occupied. DSC was approximately 1.04 based on the 9/30/03 operating statement. Loan is due for 4/1/04. Engaged law firm of Snell & Wilmer LLC to represent the Trust. Debt accelerated on 3/3/04. Complaint filed 4/15/04 seeking appointment of receiver. Receivership hearing scheduled for 5/17/04. Property was inspected on 3/10/04. It is in good condition with no items of deferred maintenance. Appraisal has been ordered and is due May 2004.
296000039	PW-7395	7			03/12/2004	2,400,000.00		Loan transferred on 7/8/03 due to imminent default. High vacancy and downward pressure on rents per the borrower. The loan is due for 2/1/04. Collateral is a 158-unit apartment property constructed in 1971 and located in Montgomery, AL. Based on the 9/30/03 rent roll the property is 88% occupied. DSC is approximately 1.01 based on the 9/30/03 operating statement. Borrower defaulted on 2/1/04 payment obligation. Counsel engaged-demand letter sent and loan was accelerated. An appraisal was ordered and is due 3/31/04. An updated ESA was ordered. The property is a likely candidate for foreclosure. Foreclosure date is not yet known.

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
901000073	ORIX-3429	6			12/12/2003	655,000.00		Single tenant Gateway 2000 Country Stores Inc. vacated the subject property on 3/31/03. Gateway agreed to continue to pay rent until the expiration of their lease on 10/31/03. The Borrower indicates they have no new lease prospects as of February 2004. The property has been dark since March 2003. The Trust is currently negotiating a discounted payoff with the Borrower. An updated appraisal received on 1/5/04 valued the subject property at \$655000.
296000048	PW-8085	11			06/13/2003	1,200,000.00		Loan transferred to SS 4/7/03 due to payment default. Counsel engaged 4/14/03. Demand letters sent to borrower 4/24/03. Property condition report ordered week of 6/16/03. Borrower agreed to bring loan current including late fees and default interest. Borrower will also cooperate with any third-party discovery and the appointment of a receiver if required by ORIX. Property condition report ordered week of 6/16/03. Borrower agrees to cure any noted deferred maintenance. OCM received payment (9 9593) to bring loan current on 7/10/03. Forbearance Agreement fully executed week of 7/21/03. Deferred maintenance Cure plan was approved 9/25/03. Borrower must cure all deferred maintenance before the end of the Forbearance Period (6/30/04). This can be terminated early by mutual agreement. Property is under contract to sell for \$2.14 million. Must close by 5/31/04. Expect full payoff on 6/1/04.

(1) Resolution Strategy Code

- | | | |
|------------------|---------------------------------------|----------------------------------|
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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: 05/17/2004
Record date: 04/30/2004

Modified Loan Detail

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



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

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Payment Date: 05/17/2004
Record date: 04/30/2004

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)
901000073	04/28/2004	ORIX-3429	12/12/2003	655,000.00	1,103,674.42	701,358.25	63.548%	0.00	701,358.25	63.548%	475,771.86	N
296000047	09/27/2002	PW-7170	11/10/1998	1,060,000.00	775,106.82	723,680.00	93.365%	9,813.78	713,866.22	92.099%	80,551.91	N
Current Total				655,000.00	1,103,674.42	701,358.25		0.00	701,358.25		475,771.86	
Cumulative Total				1,715,000.00	1,878,781.24	1,425,038.25		9,813.78	1,415,224.47		556,323.77	

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