

**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  
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Payment Date: 09/16/2002  
Record date: 08/30/2002

**DISTRIBUTION DATE STATEMENT**

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**Underwriter**

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

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

**Underwriter**

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

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

**Servicer**

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

Contact: 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	73,111,325.06	444,120.35	449,025.39	0.00	0.00	893,145.74	72,667,204.71	27.66%
A-2	589929UD8	7.560000%	337,847,000.00	337,847,000.00	0.00	2,128,436.10	0.00	0.00	2,128,436.10	337,847,000.00	27.66%
B	589929UE6	7.710000%	32,584,000.00	32,584,000.00	0.00	209,352.20	0.00	0.00	209,352.20	32,584,000.00	21.92%
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	17.23%
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	15.66%
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	12.01%
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	10.70%
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	6.52%
H	589929UM8	6.710000%	20,735,000.00	20,735,000.00	0.00	115,943.21	0.00	0.00	115,943.21	20,735,000.00	2.87%
J	589929UN6	7.210000%	2,963,000.00	2,963,000.00	0.00	17,802.69	0.00	0.00	17,802.69	2,963,000.00	2.35%
K	589929UP1	7.210000%	13,330,159.00	13,330,159.00	0.00	1,869.06	0.00	0.00	1,869.06	13,330,159.00	0.00%
R-I	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
R-II	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
R-III	N/A	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
			592,445,159.00	567,956,484.06	444,120.35	3,471,565.63	0.00	0.00	3,915,685.98	567,512,363.71	

Class	CUSIP	Pass-Through Rate	Original Notional Amount	Beginning Notional Amount	Interest Distribution	Prepayment Premium	Total Distribution	Ending Notional Amount
IO	589929UK2	0.696200%	592,445,159.00	567,956,484.06	329,509.41	0.00	329,509.41	567,512,363.71

(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	749.09144529	4.55041342	4.60066998	0.00000000	0.00000000	744.54103186
A-2	589929UD8	1,000.00000000	0.00000000	6.30000000	0.00000000	0.00000000	1,000.00000000
B	589929UE6	1,000.00000000	0.00000000	6.42500000	0.00000000	0.00000000	1,000.00000000
C	589929UF3	1,000.00000000	0.00000000	6.54166654	0.00000000	0.00000000	1,000.00000000
D	589929UG1	1,000.00000000	0.00000000	6.54166648	0.00000000	0.00000000	1,000.00000000
E	589929UH9	1,000.00000000	0.00000000	6.54166675	0.00000000	0.00000000	1,000.00000000
F	589929UJ5	1,000.00000000	0.00000000	6.54166622	0.00000000	0.00000000	1,000.00000000
G	589929UL0	1,000.00000000	0.00000000	5.59166681	0.00000000	0.00000000	1,000.00000000
H	589929UM8	1,000.00000000	0.00000000	5.59166675	0.00000000	0.00000000	1,000.00000000
J	589929UN6	1,000.00000000	0.00000000	6.00833277	0.00000000	0.00000000	1,000.00000000
K	589929UP1	1,000.00000000	0.00000000	0.14021288	0.00000000	0.00000000	1,000.00000000
R-I	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-II	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000
R-III	N/A	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000

Class	CUSIP	Beginning Notional Amount	Interest Distribution	Prepayment Penalties	Ending Notional Amount
IO	589929UK2	958.66507715	0.55618551	0.00000000	957.91543755





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**Other Required Information**

Available Distribution Amount (1) 4,245,195.39

Aggregate Number of Outstanding Loans 105

Aggregate Beginning Scheduled Balance of Loans 567,956,484.27

Aggregate Ending Scheduled Balance of Loans 567,512,363.92

Aggregate Unpaid Principal Balance of Loans 567,769,620.89

Aggregate Amount of Servicing Fee 29,670.11

Aggregate Amount of Special Servicing Fee 13,532.40

Aggregate Amount of Trustee Fee 1,393.86

Aggregate Trust Fund Expenses 0.00

Interest Reserve Deposit 0.00

Interest Reserve Withdrawal 0.00

Bankruptcy Summary Information

Number of Loans in Bankruptcy 1

Aggregate Beginning Principal Balance 2,309,058.46

Aggregate Ending Principal Balance 2,306,437.50

Principal Distribution Amount 444,120.35

Principal portion of Monthly Payments and any Assumed Monthly Payments 444,120.35

Voluntary Principal Prepayments 0.00

Collection of Principal on a Balloon Loan after its Stated Maturity Date 0.00

Liquidation Proceeds and Insurance Proceeds received on a Mortgage Loan 0.00

Appraisal Reduction Detail

Loan Number	Appraisal Reduction Amount	Cumulative ASER Amount	Date Appraisal Reduction Effected
296000038	7,517,806.68	611,915.92	07/10/2001
296000044	3,249,002.48	58,563.27	07/10/2002
901000083	7,133,775.70	0.00	04/10/2002
<b>Total</b>	<b>17,900,584.86</b>	<b>670,479.19</b>	

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

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**Ratings Detail**

Class	CUSIP	Original Ratings			Current Ratings (1)		
		Fitch	Moody's	S & P	Fitch	Moody's	S & P
A-1	589929UC0	AAA	X	AAA	AAA	X	AAA
A-2	589929UD8	AAA	X	AAA	AAA	X	AAA
IO	589929UK2	AAA	X	AAA	AAA	X	AAA
B	589929UE6	AA	X	AA	AA	X	AA
C	589929UF3	A	X	A	A	X	A
D	589929UG1	A-	X	A-	A-	X	A-
E	589929UH9	BBB	X	BBB	BBB	X	BBB
F	589929UJ5	BBB-	X	BBB-	BBB-	X	BBB-
G	589929UL0	BB	X	BB	B+	X	BB-
H	589929UM8	B	X	B	CCC	X	CCC
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	5,051,730.96	0.89	82	8.7044	1.601371
1,000,000 to 1,999,999	25	39,858,270.10	7.02	82	8.2419	2.017899
2,000,000 to 2,999,999	20	47,395,782.33	8.35	82	8.3003	1.494195
3,000,000 to 3,999,999	7	23,958,035.17	4.22	84	8.3961	1.376094
4,000,000 to 4,999,999	8	35,934,182.37	6.33	81	7.8281	1.368684
5,000,000 to 5,999,999	3	17,109,932.12	3.01	82	8.0686	1.805930
6,000,000 to 6,999,999	11	69,993,079.64	12.33	82	8.3545	1.162708
7,000,000 to 7,999,999	3	23,658,090.85	4.17	90	8.0264	1.553699
8,000,000 to 8,999,999	5	42,069,168.96	7.41	79	7.9042	1.860426
9,000,000 to 9,999,999	3	27,658,382.83	4.87	66	8.0124	1.784430
10,000,000 to 14,999,999	5	60,643,980.81	10.69	78	7.9365	0.799535
15,000,000 to 19,999,999	6	103,823,614.27	18.29	83	7.8278	1.413770
20,000,000 to 24,999,999	2	45,079,835.52	7.94	83	7.8229	1.881203
25,000,000 or greater	1	25,278,277.99	4.45	69	6.9770	1.630000
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**State (3)**

State	# of Props.	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
Alabama	1	2,200,838.59	0.39	84	8.2500	1.480000
Arizona	1	3,140,484.73	0.55	84	8.3750	1.510000
Arkansas	1	1,675,230.26	0.30	83	8.4100	1.370000
California	12	67,803,902.46	11.95	85	8.1273	1.589269
Colorado	3	11,268,037.69	1.99	81	8.1056	0.703030
Connecticut	7	41,996,176.81	7.40	82	8.0463	1.651523
Florida	4	12,345,975.73	2.18	78	7.8122	1.886952
Georgia	1	1,874,473.78	0.33	82	7.7000	5.660000
Idaho	1	4,523,554.14	0.80	84	7.8750	1.660000
Illinois	2	5,808,657.78	1.02	83	7.6554	0.393595
Indiana	2	24,289,176.19	4.28	82	7.7252	2.206743
Louisiana	3	13,624,386.63	2.40	83	8.2633	1.059641
Maryland	2	43,251,559.05	7.62	74	7.1943	1.671555
Massachusetts	3	15,636,893.08	2.76	84	8.4570	(0.912851)
Michigan	1	11,655,947.06	2.05	57	7.4700	1.130000
Mississippi	1	1,701,532.07	0.30	84	8.4100	1.420000
Nevada	3	19,054,001.32	3.36	83	8.1142	1.363016
New Jersey	2	3,888,606.25	0.69	84	8.2732	1.333749
New York	11	47,086,233.25	8.30	83	8.3889	1.472463
North Carolina	4	3,145,477.66	0.55	83	8.5000	1.540000
Ohio	4	14,141,586.82	2.49	81	7.5424	1.763224
Oklahoma	3	5,819,570.71	1.03	82	8.4438	1.468948
Oregon	1	8,298,547.61	1.46	84	7.9200	2.100000
Pennsylvania	3	11,027,779.22	1.94	82	8.8682	1.285842
Rhode Island	1	4,115,848.83	0.73	83	8.0500	1.420000
South Carolina	2	28,274,251.32	4.98	85	7.8500	1.936382
Tennessee	4	8,050,023.70	1.42	84	8.5010	1.378788
Texas	22	101,522,167.35	17.89	76	7.8877	1.526513
Utah	1	17,761,195.74	3.13	83	7.9500	1.140000
Virginia	6	18,606,087.98	3.28	83	8.2529	1.096359
Washington	1	7,953,144.62	1.40	82	8.3750	1.500000
Wyoming	1	5,971,015.49	1.05	84	8.3500	1.520000
<b>Totals</b>	<b>114</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

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	36	193,115,673.62	34.03	84	8.2463	1.387277
37 to 48 months	65	327,012,868.96	57.62	81	7.9819	1.514639
49 or greater	4	47,383,821.34	8.35	60	7.0808	1.608458
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**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	101	541,194,246.11	95.36	80	7.9869	1.501284
1 to 2 years	3	11,539,564.10	2.03	84	8.1916	1.092347
2 years or greater	1	14,778,553.71	2.60	83	8.2000	0.970000
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**Note Rate**

Note Rate	# of Loans	Scheduled Balance	% of Agg. Bal.	WAM (2)	WAC	Weighted Avg DSCR (1)
6.999% or less	1	25,278,277.99	4.45	69	6.9770	1.630000
7.000% to 7.124%	1	9,181,561.05	1.62	29	7.0800	1.410000
7.125% to 7.249%	1	4,700,165.94	0.83	70	7.1700	2.350000
7.250% to 7.374%	1	8,223,816.36	1.45	64	7.3500	1.340000
7.375% to 7.499%	1	11,655,947.06	2.05	57	7.4700	1.130000
7.500% to 7.624%	5	59,685,438.84	10.52	81	7.5161	1.710535
7.625% to 7.749%	2	10,541,208.36	1.86	82	7.7247	2.124641
7.750% to 7.874%	14	101,538,563.39	17.89	84	7.8195	1.752553
7.875% to 7.999%	10	72,121,750.96	12.71	83	7.9366	1.705268
8.000% to 8.124%	8	38,771,598.33	6.83	83	8.0263	1.208507
8.125% to 8.249%	9	58,574,871.40	10.32	83	8.1905	1.225826
8.250% to 8.374%	8	23,278,970.87	4.10	83	8.3127	1.406339
8.375% to 8.499%	24	75,524,713.89	13.31	83	8.4172	1.085974
8.500% to 8.624%	9	27,318,941.53	4.81	84	8.5350	1.491712
8.625% to 8.749%	2	7,046,917.38	1.24	84	8.6409	1.529141
8.750% to 8.874%	2	9,115,838.37	1.61	82	8.8000	1.107957
8.875% to 8.999%	2	14,873,146.62	2.62	84	8.9160	1.123232
9.000% to 9.124%	1	6,576,251.48	1.16	82	9.0500	1.140000
9.125% to 9.249%	2	1,669,214.14	0.29	84	9.1686	1.898122
9.250% to 9.374%	1	773,770.16	0.14	81	9.3500	1.030000
9.375% or greater	1	1,061,399.80	0.19	82	9.5000	1.320000
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

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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	7,693,568.32	1.36	77	8.0136	3.341575
Industrial	14	46,709,924.32	8.23	83	8.3222	1.618608
Lodging	3	18,549,421.89	3.27	84	8.2261	(0.898433)
Mixed Use	2	7,767,935.64	1.37	83	8.2632	0.646578
Mobile Home Park	6	6,092,244.97	1.07	83	7.8070	3.285726
Multi-Family	30	175,379,753.21	30.90	76	7.6936	1.430579
Office	20	157,712,074.74	27.79	82	7.9828	1.553069
Other	2	10,440,975.72	1.84	85	8.8507	1.111520
Retail	32	135,391,161.58	23.86	83	8.1825	1.621719
Self Storage	1	1,775,303.53	0.31	83	8.4200	1.540000
<b>Totals</b>	<b>114</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**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	30	188,593,653.22	33.23	81	8.1838	0.853501
1.30 to 1.39	11	36,050,413.06	6.35	79	8.0267	1.351478
1.40 to 1.49	12	45,591,668.92	8.03	72	7.9429	1.434748
1.50 to 1.59	13	60,713,410.97	10.70	83	8.1884	1.531399
1.60 to 1.69	8	100,577,970.60	17.72	79	7.6681	1.638710
1.70 to 1.79	4	30,402,410.37	5.36	87	7.7042	1.727633
1.80 to 2.49	20	86,394,983.82	15.22	82	7.9734	2.127088
2.50 to 2.99	3	4,353,896.34	0.77	80	8.4653	2.856725
3.00 to 3.49	1	8,743,368.46	1.54	80	7.6100	3.410000
3.50 or greater	3	6,090,588.16	1.07	79	7.9514	4.594999
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**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	5	59,039,768.40	10.40	60	7.1577	1.513998
73 to 96 months	99	500,566,156.89	88.20	83	8.0982	1.471375
97 to 108 months	1	7,906,438.63	1.39	105	7.8300	1.710000
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
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

**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	5,392,583.85	0.95	79	7.8300	2.310000
241 to 270 months	25	70,655,274.88	12.45	82	8.4989	1.119930
271 to 300 months	4	12,744,355.81	2.25	81	7.8103	0.987674
301 to 330 months	75	478,720,149.38	84.35	80	7.9294	1.535873
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
<b>Totals</b>	<b>105</b>	<b>567,512,363.92</b>	<b>100.00</b>	<b>81</b>	<b>7.9966</b>	<b>1.479133</b>

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

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

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

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**Payment Date: 09/16/2002  
Record date: 08/30/2002**

**Mortgage Loan Detail**

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
296000001	ML-107	MF	Fort Washington	MD	152,011.97	23,432.69	6.977%	06/01/2008	06/01/2028	N	25,301,710.68	25,278,277.99	09/01/2002				
190000257	PW-7905	OF	Columbia	SC	167,154.95	15,848.78	7.850%	10/01/2009	10/01/2029	N	24,728,079.53	24,712,230.75	09/01/2002				
296000004	ML-117	OF	Farmington	CT	136,734.14	15,967.74	7.790%	N/A	06/01/2009	N	20,383,572.51	20,367,604.77	09/01/2002				
296000017	ML-156	RT	Cerritos	CA	126,170.93	13,410.31	7.980%	N/A	09/01/2009	N	18,361,037.81	18,347,627.50	09/01/2002				
190000250	PW-8202	OF	Dallas	TX	128,422.69	10,569.91	8.200%	09/01/2009	09/01/2029	N	18,187,320.99	18,176,751.08	09/01/2002				
563970563	ML-126	MF	Silver Spring	MD	116,162.64	13,192.04	7.500%	N/A	06/01/2009	N	17,986,473.10	17,973,281.06	09/01/2002				
901000083	ORIX-3325	OF	Salt Lake City	UT	121,667.16	11,244.16	7.950%	N/A	08/01/2009	N	17,772,439.90	17,761,195.74	09/01/2002	04/10/2002	7,133,775.70	13	
296000038	PW-8703	MF	Various	VA	104,533.60	25,575.68	8.200%	N/A	08/01/2009	N	14,804,129.39	14,778,553.71	12/01/2000	07/10/2001	7,517,806.68	7	
901000068	ORIX-2965	OF	Irving	TX	103,532.18	11,838.21	7.500%	N/A	05/01/2009	N	16,030,789.37	16,018,951.16	09/01/2002				
296000014	ML-129	MF	Hammond	IN	104,362.50	11,978.94	7.790%	N/A	08/01/2009	N	15,557,786.67	15,545,807.73	09/01/2002				
563970569	ML-124	MF	Columbus	OH	78,488.27	8,913.54	7.500%	N/A	06/01/2009	N	12,153,022.40	12,144,108.86	09/01/2002				
563970557	ML-125	MF	Farmington Hills	MI	75,032.37	8,627.00	7.470%	N/A	06/01/2007	N	11,664,574.06	11,655,947.06	09/01/2002				
296000023	ML-138	LO	North Falmouth	MA	82,908.57	12,932.59	8.480%	N/A	09/01/2009	N	11,353,881.71	11,340,949.12	09/01/2002				
296000015	ML-147	OF	Las Vegas	NV	73,933.58	7,871.46	8.000%	N/A	08/01/2009	N	10,732,293.52	10,724,422.06	09/01/2002				
901000082	ORIX-3208	RT	Hamden	CT	68,756.07	4,878.31	8.530%	N/A	09/01/2009	N	9,360,580.86	9,355,702.55	09/01/2002				
296000036	ML-111	MF	Grand Prairie	TX	56,035.11	9,544.95	7.080%	N/A	02/01/2005	N	9,191,106.00	9,181,561.05	09/01/2002				
296000021	ML-143	IN	Melville	NY	66,176.68	5,999.44	8.420%	N/A	09/01/2009	N	9,127,118.67	9,121,119.23	09/01/2002				
901000063	ORIX-3108	RT	Indianapolis	IN	57,336.83	6,264.70	7.610%	N/A	05/01/2009	N	8,749,633.16	8,743,368.46	09/01/2002				
296000009	ML-112	RT	Hempstead	NY	57,734.61	6,828.76	7.730%	N/A	07/01/2009	N	8,673,563.34	8,666,734.58	09/01/2002				
296000033	ML-103	MF	Dallas	TX	52,101.59	8,166.25	7.350%	N/A	01/01/2008	N	8,231,982.61	8,223,816.36	09/01/2002				
296000028	PW-7942	RT	Bend	OR	56,632.00	5,264.60	7.920%	N/A	09/01/2009	N	8,303,812.21	8,298,547.61	09/01/2002				
850000002	ORIX-3257	OT	Thousand Oaks	CA	62,766.44	7,438.67	8.950%	N/A	10/01/2009	N	8,144,140.62	8,136,701.95	09/01/2002				
296000031	ML-101	IN	Seattle	WA	57,424.39	9,409.77	8.375%	N/A	07/01/2009	N	7,962,554.39	7,953,144.62	09/01/2002				
296000003	ML-116	MF	Riverside	CA	53,350.58	6,142.33	7.830%	N/A	06/01/2011	N	7,912,580.96	7,906,438.63	09/01/2002				
901000062	ORIX-3100	OF	Dallas	TX	52,884.57	5,093.22	7.870%	N/A	07/01/2009	N	7,803,600.82	7,798,507.60	09/01/2002				
296000011	ML-114	RT	New York	NY	51,537.63	7,234.54	8.875%	N/A	08/01/2009	N	6,743,679.21	6,736,444.67	09/01/2002				
296000010	ML-115	MU	Beverly Hills	CA	46,624.06	4,845.10	8.068%	N/A	08/01/2009	N	6,711,380.94	6,706,535.84	09/01/2002				
296000043	PW-8028	RT	Brooklyn	NY	50,532.79	3,205.85	8.800%	07/01/2009	07/01/2029	N	6,668,549.92	6,665,344.07	09/01/2002				13
296000040	PW-7562	OF	Philadelphia	PA	51,271.53	2,879.40	9.050%	N/A	07/01/2009	N	6,579,130.88	6,576,251.48	09/01/2002				
296000020	ML-154	MF	Enfield	CT	42,911.64	4,736.40	7.875%	N/A	09/01/2009	N	6,327,983.83	6,323,247.43	09/01/2002				
296000044	PW-6132	MF	Harvey	LA	43,347.44	3,836.76	8.050%	N/A	08/01/2009	N	6,253,287.03	6,249,450.27	02/01/2002	07/10/2002	3,249,002.48	13	
296000046	PW-6376	MF	New Orleans	LA	45,580.88	3,402.98	8.450%	N/A	07/01/2009	N	6,264,217.45	6,260,814.47	09/01/2002				
296000041	PW-8763	MF	Henderson	NV	44,710.25	3,442.32	8.350%	N/A	09/01/2009	N	6,218,153.09	6,214,710.77	09/01/2002				
296000029	ML-134	IN	Round Rock	TX	43,048.58	4,241.88	8.190%	N/A	09/01/2009	N	6,104,017.09	6,099,775.21	09/01/2002				

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Payment Date: 09/16/2002  
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**Mortgage Loan Detail**

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
901000072	ORIX-3266	RT	Westminster	CO	42,899.23	3,660.93	8.150%	N/A	07/01/2009	N	6,112,694.52	6,109,033.59	09/01/2002				
901000059	ORIX-3115	OF	Laguna Hills	CA	41,402.65	4,006.79	7.940%	N/A	03/01/2009	N	6,055,478.63	6,051,471.84	09/01/2002				
190000248	PW-6410	RT	Laramie	WY	42,957.04	3,307.35	8.350%	N/A	09/01/2009	N	5,974,322.84	5,971,015.49	09/01/2002				
190000241	PW-7043	MF	St. Petersburg	FL	39,610.70	3,608.03	8.000%	N/A	07/01/2009	N	5,749,940.81	5,746,332.78	09/01/2002				
901000045	ORIX-2939	OF	Los Angeles	CA	36,412.81	7,906.40	7.830%	N/A	04/01/2009	N	5,400,490.25	5,392,583.85	09/01/2002				
296000013	ML-128	LO	Schiller Park	IL	31,071.45	5,333.30	7.500%	N/A	08/01/2009	N	4,811,062.60	4,805,729.30	09/01/2002				
901000061	ORIX-3151	RT	Houston	TX	32,163.27	4,708.25	7.750%	N/A	05/01/2009	N	4,819,470.26	4,814,762.01	09/01/2002				
901000004	ORIX-1825	OF	Ft. Lauderdale	FL	29,045.02	4,116.15	7.170%	N/A	07/01/2008	N	4,704,282.09	4,700,165.94	09/01/2002				
190000244	PW-8064	RT	Pasadena	CA	32,827.62	2,812.24	8.125%	08/01/2009	08/01/2029	N	4,691,986.71	4,689,174.47	09/01/2002				
296000018	ML-136	RT	Twin Falls	ID	30,698.33	3,388.34	7.875%	N/A	09/01/2009	N	4,526,942.48	4,523,554.14	09/01/2002				
190000233	PW-7141	MF	San Antonio	TX	28,712.35	2,758.32	7.900%	N/A	06/01/2009	N	4,220,680.95	4,217,922.63	09/01/2002				
901000067	ORIX-3256	RT	North Kingstown	RI	28,548.35	2,526.87	8.050%	N/A	08/01/2009	N	4,118,375.70	4,115,848.83	09/01/2002				
296000030	ML-152	OF	Houston	TX	29,350.10	2,704.67	8.375%	N/A	09/01/2009	N	4,069,729.72	4,067,025.05	09/01/2002				
296000042	PW-7790	OF	Smithtown	NY	28,512.87	1,890.33	8.650%	09/01/2009	10/01/2029	N	3,827,943.98	3,826,053.65	07/01/2002				2
190000260	PW-8694	IN	Woodlands	TX	26,235.66	1,952.33	8.400%	N/A	10/01/2009	N	3,627,049.87	3,625,097.54	09/01/2002				
190000245	PW-8313	MF	Conway	SC	24,093.87	2,307.85	7.850%	N/A	09/01/2009	N	3,564,328.42	3,562,020.57	09/01/2002				8
296000019	ML-148	OF	San Diego	CA	24,825.74	2,283.59	8.380%	N/A	09/01/2009	N	3,440,320.88	3,438,037.29	09/01/2002				
901000087	ORIX-3438	RT	Southampton	PA	23,947.55	1,622.31	8.630%	N/A	09/01/2009	N	3,222,486.04	3,220,863.73	09/01/2002				
190000246	PW-6482	OF	Various	NC	23,046.83	3,235.78	8.500%	N/A	08/01/2009	N	3,148,713.44	3,145,477.66	09/01/2002				
296000025	ML-139	RT	Mesa	AZ	22,663.63	2,088.49	8.375%	N/A	09/01/2009	N	3,142,573.22	3,140,484.73	09/01/2002				
296000037	PW-7789	IN	Parsippany	NJ	21,223.91	1,689.72	8.250%	10/01/2009	10/01/2029	N	2,987,529.78	2,985,840.06	09/01/2002				
901000088	ORIX-3356	OF	Nashville	TN	21,519.44	2,880.45	8.620%	N/A	09/01/2009	N	2,899,109.21	2,896,228.76	09/01/2002				
296000012	ML-131	MF	Milford	CT	19,315.57	2,150.66	7.875%	N/A	08/01/2009	N	2,848,378.74	2,846,228.08	09/01/2002				
901000071	ORIX-3161	RT	Woodland Park	CO	20,058.26	1,659.85	8.220%	N/A	07/01/2009	N	2,833,755.02	2,832,095.17	09/01/2002				
901000052	ORIX-2187	RT	Watertown	NY	18,543.93	1,908.36	7.850%	N/A	01/01/2009	N	2,743,298.29	2,741,389.93	09/01/2002				
296000008	ML-110	RT	Laguna Niguel	CA	17,559.04	1,737.00	8.230%	N/A	06/01/2009	N	2,477,660.64	2,475,923.64	09/01/2002				
296000045	PW-7064	IN	Oklahoma City	OK	18,578.23	1,178.62	8.800%	N/A	07/01/2009	N	2,451,672.92	2,450,494.30	09/01/2002				
296000024	ML-137	LO	South Yarmouth	MA	17,565.37	2,739.96	8.480%	N/A	09/01/2009	N	2,405,483.43	2,402,743.47	09/01/2002				
901000055	ORIX-2507	HC	El Campo	TX	15,821.53	2,814.76	7.950%	N/A	02/01/2009	N	2,311,118.26	2,308,303.50	09/01/2002				
296000022	ML-151	IN	Maspeth	NY	16,901.03	2,620.96	8.500%	N/A	09/01/2009	N	2,309,058.46	2,306,437.50	08/01/2002				13
296000016	ML-135	OT	New York	NY	16,885.35	2,643.28	8.500%	N/A	08/01/2009	N	2,306,917.05	2,304,273.77	09/01/2002				13
901000033	ORIX-2607	IN	Loveland	CO	15,740.21	1,619.83	7.850%	N/A	01/01/2009	N	2,328,528.76	2,326,908.93	09/01/2002				
296000039	PW-7395	MF	Montgomery	AL	15,644.07	1,259.43	8.250%	N/A	09/01/2009	N	2,202,098.02	2,200,838.59	09/01/2002				
190000247	PW-8352	IN	Las Vegas	NV	14,585.59	2,394.37	8.000%	N/A	09/01/2009	N	2,117,262.86	2,114,868.49	09/01/2002				

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**Mortgage Loan Detail**

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
190000249	PW-7958	OF	Memphis	TN	15,168.00	1,053.66	8.550%	10/01/2009	10/01/2029	N	2,060,169.72	2,059,116.06	09/01/2002				
296000034	ML-140	RT	McKinney	TX	14,770.79	1,374.00	8.375%	N/A	08/01/2009	N	2,048,141.04	2,046,767.04	09/01/2002				
190000239	PW-7146	MF	West Haven	CT	14,778.59	1,128.58	8.400%	N/A	07/01/2009	N	2,043,122.76	2,041,994.18	09/01/2002				
901000070	ORIX-3238	RT	Tyler	TX	14,740.33	1,120.59	8.410%	N/A	07/01/2009	N	2,035,410.23	2,034,289.64	09/01/2002				
296000027	ML-145	RT	Newport News	VA	14,717.72	1,271.42	8.500%	N/A	11/01/2009	N	2,010,770.61	2,009,499.19	09/01/2002				
901000056	ORIX-2508	HC	Kingsland	TX	13,175.03	2,498.04	7.750%	N/A	02/01/2009	N	1,974,198.33	1,971,700.29	09/01/2002				
190000255	PW-6232	RT	Rockville Center	NY	14,904.02	1,004.22	8.600%	11/01/2009	11/01/2029	N	2,012,546.25	2,011,542.03	09/01/2002				
190000237	PW-7312	MH	Various	OH	13,425.34	1,332.01	7.800%	N/A	07/01/2009	N	1,998,809.97	1,997,477.96	09/01/2002				
296000026	ML-144	IN	Santa Ana	CA	14,277.87	1,296.33	8.390%	N/A	10/01/2009	N	1,976,252.16	1,974,955.83	09/01/2002				
901000054	ORIX-2509	HC	Dinuba	CA	13,486.91	2,215.33	8.200%	N/A	02/01/2009	N	1,910,026.21	1,907,810.88	09/01/2002				
901000066	ORIX-3290	IN	Everett	MA	13,525.00	1,425.48	8.290%	N/A	06/01/2009	N	1,894,625.97	1,893,200.49	09/01/2002				
190000240	PW-7710	MH	Buford	GA	12,437.34	1,287.14	7.700%	N/A	07/01/2009	N	1,875,760.92	1,874,473.78	09/01/2002				
190000232	PW-6045	RT	Norman	OK	12,758.78	1,182.75	8.000%	N/A	05/01/2009	N	1,852,081.48	1,850,898.73	09/01/2002				
901000077	ORIX-3434	RT	Newport News	VA	13,173.26	987.19	8.410%	N/A	09/05/2009	N	1,819,022.27	1,818,035.08	09/05/2002				
296000035	ML-132	SS	Austin	TX	12,886.91	2,064.91	8.420%	N/A	08/01/2009	N	1,777,368.44	1,775,303.53	09/01/2002				
901000080	ORIX-3432	RT	Jackson	MS	12,329.09	923.93	8.410%	N/A	09/05/2009	N	1,702,456.00	1,701,532.07	09/05/2002				
901000078	ORIX-3433	RT	Little Rock	AR	12,138.56	916.20	8.410%	N/A	08/05/2009	N	1,676,146.46	1,675,230.26	09/05/2002				
190000221	PW-7130	IN	Austin	TX	10,994.33	1,958.07	7.850%	N/A	05/01/2009	N	1,626,447.70	1,624,489.63	09/01/2002				
901000020	ORIX-2104	RT	Houston	TX	11,525.85	1,877.80	8.250%	N/A	01/01/2009	N	1,622,407.64	1,620,529.84	09/01/2002				
901000075	ORIX-3436	RT	Plano	TX	11,652.88	879.53	8.410%	N/A	08/01/2009	N	1,609,081.28	1,608,201.75	09/05/2002				
901000074	ORIX-3430	RT	Brentwood	TN	11,626.80	871.30	8.410%	N/A	09/05/2009	N	1,605,480.74	1,604,609.44	09/05/2002				
901000057	ORIX-2596	HC	Seguin	TX	10,670.37	1,716.16	8.220%	N/A	03/01/2009	N	1,507,469.81	1,505,753.65	09/01/2002				
901000076	ORIX-3435	RT	Oklahoma City	OK	11,000.57	830.30	8.410%	N/A	08/05/2009	N	1,519,007.98	1,518,177.68	09/05/2002				
190000236	PW-7166	MF	Clarksville	TN	10,661.37	1,611.44	8.300%	N/A	07/01/2009	N	1,491,680.88	1,490,069.44	09/01/2002				
190000259	PW-7119	MH	Washingtonville	NY	9,919.04	1,628.41	7.970%	N/A	10/01/2009	N	1,445,280.90	1,443,652.49	09/01/2002				
901000079	ORIX-3431	RT	El Paso	TX	9,635.69	727.29	8.410%	N/A	08/05/2009	N	1,330,539.06	1,329,811.77	09/05/2002				
296000002	ML-108	MF	Brooklyn	NY	8,756.99	1,610.67	8.040%	N/A	05/01/2009	N	1,264,852.00	1,263,241.33	09/01/2002				
296000005	ML-104	IN	Norristown	PA	9,037.36	1,143.42	8.520%	N/A	06/01/2009	N	1,231,807.43	1,230,664.01	09/01/2002				
901000073	ORIX-3429	RT	Baton Rouge	LA	8,072.79	604.96	8.410%	N/A	09/05/2009	N	1,114,726.85	1,114,121.89	09/05/2002				
296000007	ML-100	MU	New Haven	CT	8,691.25	1,028.26	9.500%	N/A	07/01/2009	N	1,062,428.06	1,061,399.80	09/01/2002				
190000243	PW-7127	IN	Elgin	IL	7,258.50	550.34	8.400%	N/A	08/01/2009	N	1,003,478.82	1,002,928.48	09/01/2002				
296000048	PW-8085	MF	Tampa	FL	7,692.27	837.07	9.200%	N/A	10/01/2009	N	970,974.35	970,137.28	09/01/2002				
190000238	PW-7424	MF	St. Pete Beach	FL	6,765.91	505.13	8.450%	N/A	07/01/2009	N	929,844.86	929,339.73	09/01/2002				
190000234	PW-6437	MF	Passaic	NJ	6,498.16	976.19	8.350%	N/A	06/01/2009	N	903,742.38	902,766.19	09/01/2002				

See footnotes on last page of this section.



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**Mortgage Loan Detail**

Loan Number	ODCR	Property Type (1)	City	State	Interest Payment	Principal Payment	Gross Coupon	Anticipated Repayment Date	Maturity Date	Neg. Amort (Y/N)	Beginning Scheduled Balance	Ending Scheduled Balance	Paid Thru Date	Appraisal Reduction Date	Appraisal Reduction Amount	Res. Strat. (2)	Mod. Code (3)
296000006	ML-106	MH	Aptos	CA	5,207.11	605.02	7.780%	N/A	07/01/2009	N	777,245.76	776,640.74	09/01/2002				
296000047	PW-7170	MF	Irving	TX	6,235.33	671.01	9.350%	N/A	06/01/2009	N	774,441.17	773,770.16	07/01/2002			13	
190000242	PW-7781	MF	Houston	TX	5,498.05	631.35	9.125%	N/A	07/01/2009	N	699,708.21	699,076.86	09/01/2002				
<b>Totals</b>					3,910,939.98	444,120.35					567,956,484.27	567,512,363.92			17,900,584.86		

<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 to Master Servicer	12 - Reps and Warranties	4 - Combination
WH - Warehouse	OT - Other	5 - Note Sale		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	Curtalement Amount	Prepayment Premium	Yield Maintenance Premium
<b>No Principal Prepayments this Period</b>					
Totals					



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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	
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	
05/16/2002	2 \$6,149,709.21	2 \$7,042,641.21	1 \$17,809,592.99	0 \$0.00	1 \$14,882,242.60	0 \$0.00	0 \$0.00	0 \$0.00	7.996587% 7.931888%	85	
04/16/2002	2 \$10,108,318.36	1 \$777,469.11	1 \$17,824,417.54	0 \$0.00	1 \$14,910,463.71	0 \$0.00	0 \$0.00	0 \$0.00	7.996577% 7.931878%	86	
03/15/2002	2 \$4,617,101.00	0 \$0.00	1 \$17,835,231.84	0 \$0.00	1 \$14,935,114.49	0 \$0.00	0 \$0.00	0 \$0.00	7.996562% 7.931862%	87	
02/15/2002	2 \$4,622,884.49	0 \$0.00	1 \$17,857,722.91	0 \$0.00	1 \$14,970,636.58	0 \$0.00	0 \$0.00	0 \$0.00	7.996564% 7.931863%	88	
01/16/2002	1 \$3,845,296.25	0 \$0.00	1 \$17,868,310.75	0 \$0.00	1 \$14,994,865.45	0 \$0.00	1 \$2,107,641.09	0 \$0.00	7.996548% 7.931847%	89	
12/17/2001	0 \$0.00	0 \$0.00	1 \$17,878,826.60	0 \$0.00	1 \$17,111,787.59	0 \$0.00	0 \$0.00	0 \$0.00	7.997274% 7.932543%	90	
11/16/2001	0 \$0.00	1 \$17,893,195.50	0 \$0.00	0 \$0.00	1 \$17,124,876.88	0 \$0.00	0 \$0.00	0 \$0.00	7.997258% 7.932527%	91	
10/16/2001	0 \$0.00	0 \$0.00	1 \$17,134,001.07	0 \$0.00	0 \$0.00	0 \$0.00	0 \$0.00	0 \$0.00	7.997236% 7.932505%	92	

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	20	12/01/2000	84,939.82	1,994,977.24	9	7	07/25/2000		14,994,865.45	2,621,689.86		10/25/2001
296000044	PW-6132	6	02/01/2002	27,663.11	271,726.13	3	13	03/20/2001		6,282,671.16	389,480.10		
296000042	PW-7790	1	07/01/2002	30,403.20	60,806.40	1	2	01/25/2002		3,829,820.33	19,158.51		
296000022	ML-151	0	08/01/2002	19,521.99	19,521.99	B	13	06/26/2002		2,309,058.46	0.00	06/17/2002	
296000047	PW-7170	1	07/01/2002	6,906.34	13,812.68	1	13	03/20/2002		775,106.82	30.85		
<b>Totals</b>				<b>169,434.46</b>	<b>2,360,844.44</b>					<b>28,191,522.22</b>	<b>3,030,359.32</b>		

Totals By Delinquency Code:

Total for Status Code = 1 (2 loans)	37,309.54	74,619.08		4,604,927.15	19,189.36
Total for Status Code = 3 (1 loan)	27,663.11	271,726.13		6,282,671.16	389,480.10
Total for Status Code = 9 (1 loan)	84,939.82	1,994,977.24		14,994,865.45	2,621,689.86
Total for Status Code = B (1 loan)	19,521.99	19,521.99		2,309,058.46	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 - Reqs 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	13	17,761,195.74	OF	UT	7.950%	17,761,195.74	1,824,448.98	12/31/2001	1.14	09/01/1999	08/01/2009	322
296000038	PW-8703	07/25/2000	7	14,778,553.71	MF	VA	8.200%	14,994,865.45	757,586.00	06/30/2000	0.97	09/01/1999	08/01/2009	322
296000043	PW-8028	06/11/2002	13	6,665,344.07	RT	NY	8.800%	6,665,344.07	166,546.48	03/31/2002	1.03	08/01/1999	07/01/2029	321
296000044	PW-6132	03/20/2001	13	6,249,450.27	MF	LA	8.050%	6,282,671.16	236,127.00	06/30/2001	0.83	09/01/1999	08/01/2009	322
296000042	PW-7790	01/25/2002	2	3,826,053.65	OF	NY	8.650%	3,829,820.33	415,119.00	09/30/2001	1.52	11/01/1999	10/01/2029	324
190000245	PW-8313	08/20/2001	8	3,562,020.57	MF	SC	7.850%	3,562,020.57	74,664.82	03/31/2002	0.94	10/01/1999	09/01/2009	323
296000022	ML-151	06/26/2002	13	2,306,437.50	IN	NY	8.500%	2,309,058.46	60,690.00	12/31/2001	0.26	10/01/1999	09/01/2009	263
296000016	ML-135	07/23/2001	13	2,304,273.77	OT	NY	8.500%	2,304,273.77	344,073.00	12/31/2000	1.47	09/01/1999	08/01/2009	262
296000047	PW-7170	03/20/2002	13	773,770.16	MF	TX	9.350%	775,106.82	21,413.17	03/31/2002	1.03	07/01/1999	06/01/2009	260

(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		The loan was originally transferred to Special Servicing due to payment default for the 07/01/01 loan payment. The loan is secured by an office property in Salt Lake City, UT. The property consists of two 5-story bldgs. One office bldg is fully leased to a single-tenant and the other is currently 20.5% occupied. A modification was closed on 04/08/02 that eliminated the debt service reserves and requires the Borrower to cover any future payment shortfalls out of pocket. The Noteholder is collecting rents directly from tenants. Providian Financial Corp announced it will vacate Lakeside Plaza by year-end.
296000038	PW-8703	7						March 02 - Colonial Court is projected to be stabilized mid-summer 02, and projected to be listed for sale in the near future at \$2,200,000. Lee Hall and Norport require extensive unit rehab, and leasing efforts are showing improvement. April 02- Colonia I Court plan remain the same. Lee Hall had a net gain of 12 units, 2 units over projections. This may be contributed to the ongoing renovations necessary to attract good tenants and remove liability issues. Portsmouth (Norport) continues to suffer from poor market conditions despite ongoing renovation to attract good tenants and remove liability issues. May 02 - Colonial Court remains the same. Lee Hall has pre-leased approx. 45 students to move-in August. Portsmouth (Norport) remains the same. June 02 -
296000043	PW-8028	13			06/01/1999	9,600,000.00		The Borrower originally expressed interest in defeasing the Subject Loan in order to redevelop the collateral property, however this request was withdrawn. The property is 100% vacant due to the bankruptcy and lease termination of the single-tenant, Tops Appliance City. The Tops lease is guaranteed by a subsidiary of AIG through May 2006. Interested prospective tenants include Staples, Bed Bath & Beyond, and the NY Department of Transportation, however, no leases are pending.

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	13			03/08/2002	3,900,000.00		Borrower failed to maintain property satisfactorily and significant deferred maintenance exists - roofs, interiors, parking lot, siding etc. Property seized March, 2002 due to monetary default and currently managed by Keeper. Keeper in process of curing electrical deficiencies at property required to obtain general liability insurance. Swimming pool repaired in July and operable. Keeper paid \$107M for insurance in 6/02. Foreclosure litigation pending in New Orleans - hearing reset for October 3, 2002. Guarantor litigation pending in Houston - depositions commenced June 28, 2002 and will continue through September. Trial date set for April, 2003. Property 53% occupied at June 30, 2002. For three months ended May 31, 2002 property NOI was \$41M. As
296000042	PW-7790	2			06/08/1999	5,700,000.00		The loan transferred due to payment default. Rent payments are required to be paid to a lockbox. Lockbox balance inconsistent with reported occupancy and inconsistent payments by various tenants. Demand Letter sent. Foreclosure complaint filed and receiver is appointed. Appraisal on order. Borrower has not cooperated with efforts to obtain operating statements and rent rolls. Motion for order to show cause and compel production of these items has been filed.
190000245	PW-8313	8			06/22/1999	4,608,000.00		Loan transferred due to borrower request for forbearance. Request was rejected and loan continues to pay. OCM approved change in management companies in September '01 and obtained new assignment of management agreement. Borrower then proposed a sale of 49% interest in borrower. Assumption case has been completed and is closed. Only remaining issue is that Borrower was required to make certain repairs shortly after closing to recover some reserve money. Repairs to be completed by 8/31/02. According to Borrower occupancy at property continues to trend upward. Loan now paying on time.

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
296000022	ML-151	13			06/03/1999	3,500,000.00		Single tenant filed CH 11 due to IRS liens. Borrower and tenant have common ownership. Demand letter sent July 11th. Borrower has until August 11, 2002 to reinstate loan without it being accelerated. August 13th Case Management Conference scheduled.
296000016	ML-135	13			06/22/1999	3,750,000.00		The loan was transferred to SS 7/2001 due to payment default. Formal demand was made on 8/1/2001. Borrower has failed to comply with requirement to deposit all tenant rents & non-competition payments into a hard lockbox as required under loan docs. Loan has been accelerated. Receiver appointed 5/2002 and has collected 6/2002 and 7/2002 rents. SS continuing discussions with Borrower to reinstate.
296000047	PW-7170	13			11/10/1998	1,060,000.00		Borrower failed to maintain property satisfactorily and significant deferred maintenance exists - roofs, interiors, parking lot, siding etc. Property seized March, 2002 due to monetary default and currently managed by Keeper. Keeper in process of curing electrical deficiencies at property required to obtain general liability insurance. Swimming pool repaired in July and operable. Keeper paid \$107M for insurance in 6/02. Foreclosure litigation pending in New Orleans - hearing reset for October 3, 2002. Guarantor litigation pending in Houston - depositions commenced June 28, 2002 and will continue through October. Trial date set for April, 2003. Property 53% occupied at September 9, 2002. For three months ended May 31, 2002 property NOI was \$41M. June Keeper report not received at time of report. There are 107 down units.

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

(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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Corporate Trust Services  
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Columbia, MD 21045-1951

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**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](http://www.ctslink.com/cmbs)

**Payment Date: 09/16/2002**  
**Record date: 08/30/2002**

**Modified Loan Detail**

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



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**Payment Date: 09/16/2002**  
**Record date: 08/30/2002**

**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)
<b>No Liquidated Loans this Period</b>												
Current Total												
Cumulative Total												

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