

Ownit Mortgage Solutions

A FINANCIAL SERVICES INVESTMENT
by *CIVC Partners*

Financial Services Industry



CIVC Partners and Bill Dallas recently completed the acquisition of **Ownit Mortgage Solutions** (formerly Oakmont Mortgage Company), a non-agency mortgage lender based in Woodland Hills, California. CIVC Partners and Ownit's new management team led by Dallas invested approximately \$35 million to acquire Ownit and to provide the company with growth equity capital in order to support its growth initiatives. Ownit marks CIVC's fourth investment in the mortgage industry and second investment with Dallas in this sector.

The Company

Ownit Mortgage Solutions is a leading originator of non-agency, residential mortgage loans through its growing national wholesale network. In 2003 Ownit's originations topped \$1 billion, almost double 2002 originations of approximately \$570 million. CIVC's continued interest in the non-agency mortgage business is based on its continued fragmentation, industry growth and profitability prospects. Following an extensive search for a non-agency mortgage platform company, CIVC was attracted to Ownit because of its high-quality, non-agency originations that focus on purchase money mortgages to borrowers with relatively high FICO scores. Upon closing, CIVC Partners partnered with Dallas and his experienced management team in order to accelerate the company's growth plan. Dallas as well as several members of his executive management team are former executives of First Franklin Financial Corporation, a CIVC portfolio company from 1996 to 1999 and one of CIVC's most successful investments.

Value-Add Approach

This investment in Ownit and partnership with Bill Dallas represents another example of CIVC's value-added approach of combining its affinity area acumen with world-class CEO relationships. CIVC is actively seeking to further leverage its over 12 years of financial services expertise and relationships with additional platform investments that would expand its reach within financial services or complement its current financial services portfolio companies: AF&L, Financial Guaranty Insurance Company, Partners Equity Capital Company, and RAM Reinsurance.

If you have an opportunity that might be a fit with our financial services focus, please contact Dan Helle, Keith Yamada, or Mike Miller.

CIVC PARTNERS' PORTFOLIO COMPANIES

sector

Business Services

THE BRICKMAN GROUP, LTD.

Landscape Maintenance

GENERAL ROOFING SERVICES, INC.

Commercial Roofing

KELLERMEYER BUILDING SERVICES, LLC

Contract Cleaning Services

sector

Financial Services

AF&L, INC.

Long-term Care Insurance

FINANCIAL GUARANTY INSURANCE COMPANY

Bond Insurance

OWNIT MORTGAGE SOLUTIONS

Mortgage Banking

PARTNERS EQUITY CAPITAL COMPANY

Small Ticket Leasing

RAM REINSURANCE COMPANY

Municipal and Asset-backed Bond Reinsurer

sector

Media/ Communications

PIEDMONT TELEVISION HOLDINGS

Television Stations

TRANSWESTERN PUBLISHING COMPANY, L.P.

Yellow Pages Directories

sector

Industrial Growth

HOLLINEE, LLC

HVAC Filtration Media

K & K SCREW PRODUCTS, LLC

Precision Screw Machining

NSP HOLDINGS, L.P.

Industrial Safety Products

WASTEQUIP, INC.

Waste Handling Equipment

sector

Other

LA FITNESS INTERNATIONAL, LLC

Full Service Fitness Clubs

CIVC Contacts

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CIVC Partners, with over 30 years of experience in private equity investing, manages \$1.3 billion in private equity capital and currently invests from a \$650 million fund closed in 2003. CIVC Partners provides growth and buyout capital to middle-market companies and executives with a focus on business services, financial services, media and communications, and industrial growth. The latest information on CIVC Partners and its portfolio companies can be found at www.civc.com.