



**2012 JMP Securities Financial Services
and Real Estate Conference
September 13, 2012**

Forward Looking Statements

This presentation contains forward-looking statements within the meaning of the safe harbor provisions of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are based on our beliefs, assumptions and expectations of our future performance, taking into account all information currently available to us. These beliefs, assumptions and expectations are subject to risks and uncertainties and can change as a result of many possible events or factors, not all of which are known to us. If a change occurs, our business, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements.

The following factors are examples of those that could cause actual results to vary from our forward-looking statements: changes in interest rates and the market value of our securities; changes in credit spreads; the impact of the downgrade of the long-term credit ratings of the U.S., Fannie Mae, Freddie Mac, and Ginnie Mae; market volatility; changes in the prepayment rates on the mortgage loans underlying our investment securities; increased rates of default and/or decreased recovery rates on our assets; our ability to borrow to finance our assets; changes in government regulations affecting our business; our ability to maintain our qualification as a REIT for federal tax purposes; our ability to maintain our exemption from registration under the Investment Company Act; and risks associated with investing in real estate assets, including changes in business conditions and the general economy.

These beliefs, assumptions and expectations are subject to risks and uncertainties and can change as a result of many possible events or factors, not all of which are known to us, including those described in our Annual Report on Form 10-K for the fiscal year ended December 31, 2011 and our subsequent Quarterly Reports on Form 10-Q for the quarters ended March 31, 2012 and June 30, 2012, which have been filed with the Securities and Exchange Commission (SEC). If a change occurs, these forward-looking statements may vary materially from those expressed in this presentation. All forward-looking statements speak only as of the date on which they are made. Except as required by law, we are not obligated to, and do not intend to, update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

This presentation may not contain all of the information that is important to you. As a result, the information in this presentation should be read together with the information included in our Annual Report on Form 10-K for the year ended December 31, 2011 and our subsequent Quarterly Reports on Form 10-Q for the quarters ended March 31, 2012 and June 30, 2012.



NYMT Overview

- 1. Hybrid Investment Strategy.** As a real estate investment trust, New York Mortgage Trust deploys a hybrid investment strategy that includes elements of credit risk, which the company believes will allow it to provide attractive risk-adjusted returns to stockholders across a variety of market conditions and economic cycles
- 2. Economies of Scale.** Recent capital raises have improved operating leverage, increased funding options and increased stockholder liquidity
- 3. Recent Increases in Dividends.** Increased second quarter 2012 dividend to \$0.27 from \$0.25 in the first quarter (current annualized yield of approximately 15.4% based on second quarter 2012 dividend). Dividends distributed to stockholders in 2011 increased 27% from 2010



Recent Company Developments

- **Raised Equity.** The Company has issued 19.8 million shares of common equity that generated net proceeds of approximately \$128.3 million since the beginning of the 2012, including approximately \$108.2 million in the third quarter. The proceeds have been invested into the Company's targeted assets.

- **Continued Investment in Multifamily CMBS.** Completed its fifth acquisition of multifamily commercial mortgage-backed securities (CMBS) from the Freddie Mac K series during the 2012 second quarter by acquiring the first loss security issued by Freddie Mac for the K-6 Series for approximately \$28.4 million.
 - Total investment in multifamily credit securities is approximately \$108.2 million as of June 30, 2012

 - In the 2012 second quarter, the Company completed its first private re-securitization of multi-family CMBS through RB Commercial Trust 2012-RS1, totaling approximately \$47.7 million in value. As part of the transaction, the Company issued a Class A Senior Note with a coupon of 5.35% in the initial aggregate principal face amount of \$35.0 million. The Note was issued at a discount that provides for a bond equivalent yield of 9.5% and resulted in net proceeds to the Company of \$26.1 million or 55% of collateral value. The Company retained the Class B Note and the trust ownership certificate.

 - The Company anticipates continued investments in the multi-family CMBS space for the remainder of the year. We expect to finance these purchases with proceeds from working capital and/or available short-term or longer-term structured financing.



Strategic Investment Priorities

1. Multifamily Commercial Real Estate Investments (*externally managed by RiverBanc*):

- Targeted investments include subordinate CMBS first loss securities and certain interest only securities issued by Freddie Mac K Series securitization trusts, mezzanine loans, and preferred equity directly with property owners
- Sought assets that we expect will yield approximately 13% - 16% unlevered (or return approximately 17% - 20% through the use of leverage if utilized)

2. Agency Interest-Only RMBS (*externally managed by The Midway Group*):

- Midway deploys a portfolio strategy that focuses on prepayment sensitive residential mortgage-backed securities (RMBS), more specifically interest-only structured RMBS
- Dynamically hedged with the use of TBAs, futures and options

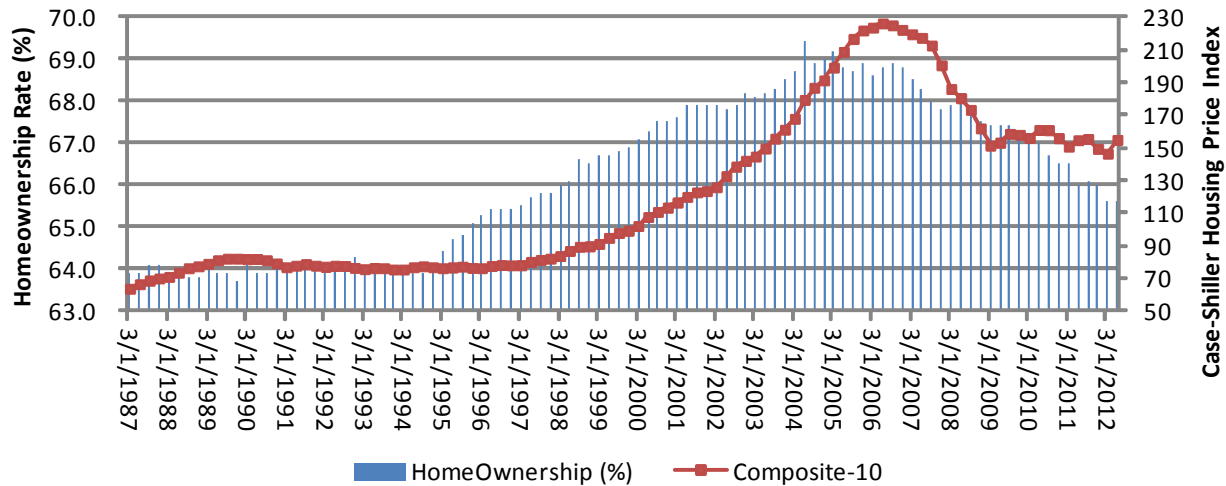
3. Agency RMBS:

- Predominately comprised of seasoned (15 months to roll) 5/1 ARMs at June 30, 2012
- Portfolio structured to limit exposure to prepayments from HARP 2.0
- Conservative leverage ratios : 6.6x



United States Multifamily Housing Market

United States Homeownership Rates and Housing Prices



Source: U.S. Census Bureau, Housing and Household Economic Statistics and S&P/Case-Shiller Composite-10 Price Index(Bloomberg Finance L.P.)

Declining Homeownership Rates:

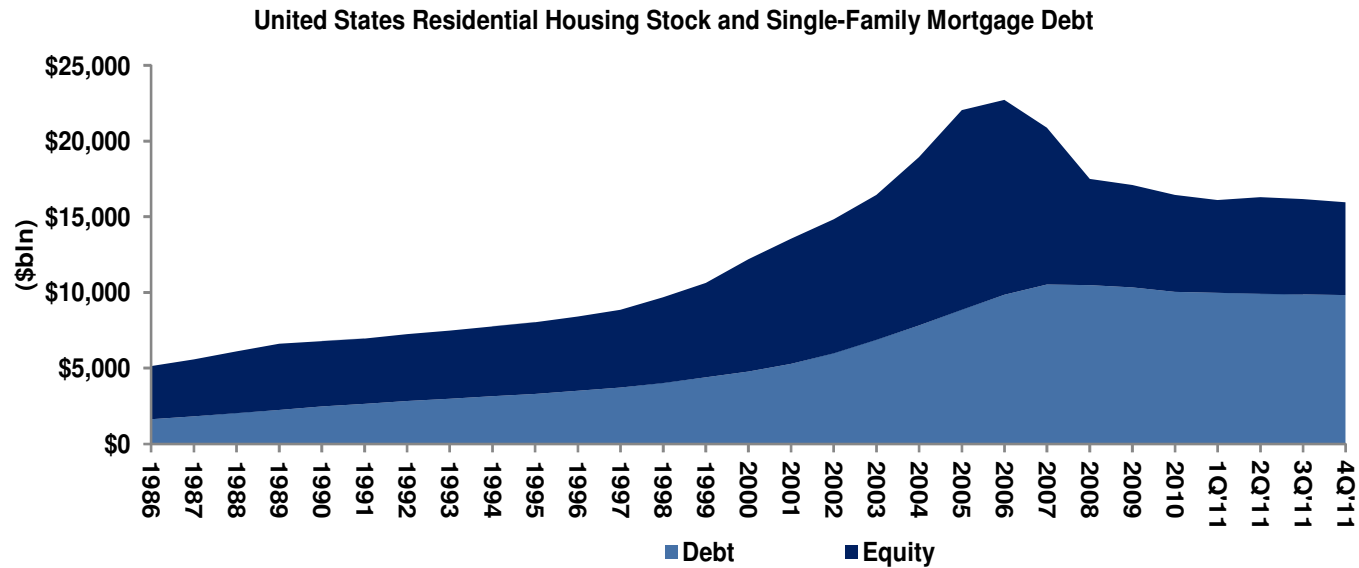
- A declining homeownership rate increases the expectation for greater demand for rental housing in the near term.

Multifamily Market Fundamentals Continue to Improve:

- U.S. economy requires an increasing mobile workforce
- Apartment supply remains extremely low
- Rent growth remains stable to rising in many areas



U.S. Single-Family Housing Finance Market



Source: Federal Reserve Board Flow of Funds Accounts

Size of the Mortgage Market as of December 31, 2011:

- \$9.8 trillion in U.S. household mortgage debt outstanding
- \$6.1 trillion in equity
- \$16.0 trillion in total U.S. housing stock

Holder of Mortgage Debt:

- U.S. pooled mortgages stood in excess of \$6.9 trillion at the end of the fourth quarter 2011 with about \$5.8 trillion of that being guaranteed by Government Sponsored Enterprises (GSEs) and about \$1.1 trillion securitized by private mortgage conduits.



Pressing Issues Affecting Mortgage REITs

- Global Risk Aversion Driven by European Sovereign Debt Issues
- United States Housing Finance Reform (HARP II – HARP?)
- Foreclosures and the Absence of Stabilization in Housing Prices (Rent to Own / REO Sales)
- United States Politics (Presidential Election)
- Monetary Policy and the Expectations for Changes in Rates (QE3)



Investment Portfolio Overview

- We view our investment portfolio as the combination of core investments and a legacy portfolio.
 - Core investment portfolio consists of multifamily commercial real estate investments, agency interest only (IO) RMBS, and agency RMBS
 - Legacy investment portfolio predominately includes investments in residential securitized loans, collateralized loan obligations (CLOs), distressed residential loans.

Allocated Equity by Investment Type						
	Multi-Family			Residential Securitized	Other	Total
	CMBS	Agency IOs	Agency ARMs	Loans		
Carrying Value	\$108,234	\$70,369	\$57,844	\$196,378	\$35,837	\$468,662
Liabilities						
Callable	(19,800)	(62,292)	(50,299)		(6,480)	(138,871)
Non callable	(26,044)			(190,637)	(45,000)	(261,681)
Hedges, net		10,143	88			10,231
Cash		27,028			8,621	35,649
Other	84	1,056		1,462	(3,601)	(999)
Net Equity Allocated	\$62,474	\$46,304	\$7,633	\$7,203	(\$10,623)	\$112,991
External Managers:	RiverBanc	Midway	Internal	Internal	Cratos, Headlands	

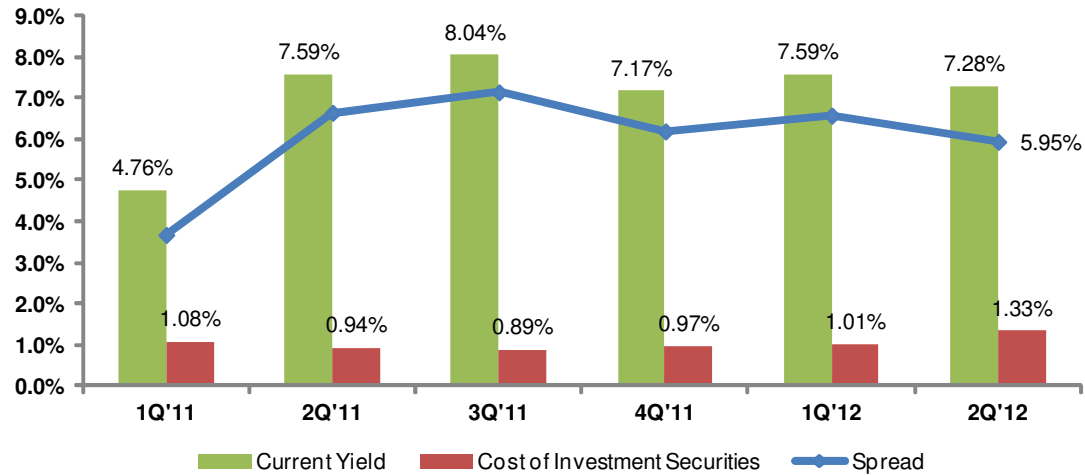
Amounts as of June 30, 2012

Note: Multi-Family Carrying Value and Non callable liabilities exclude effects of accounting consolidation requirements

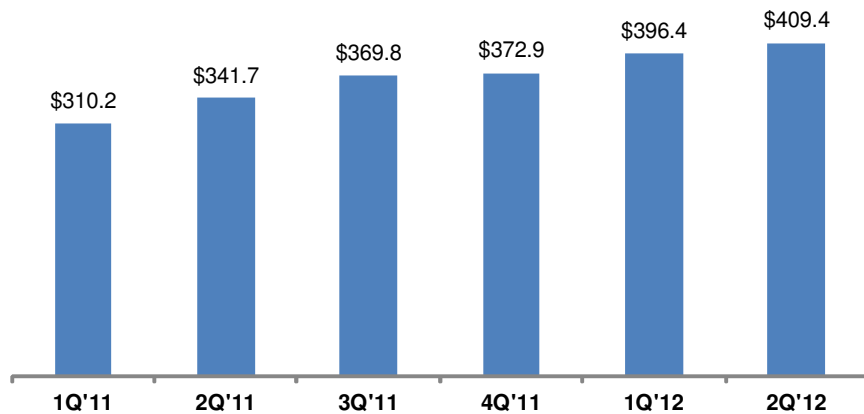


Investment Portfolio Performance

Investment Portfolio Spread



Average Quarterly Investment Portfolio (\$ in millions)

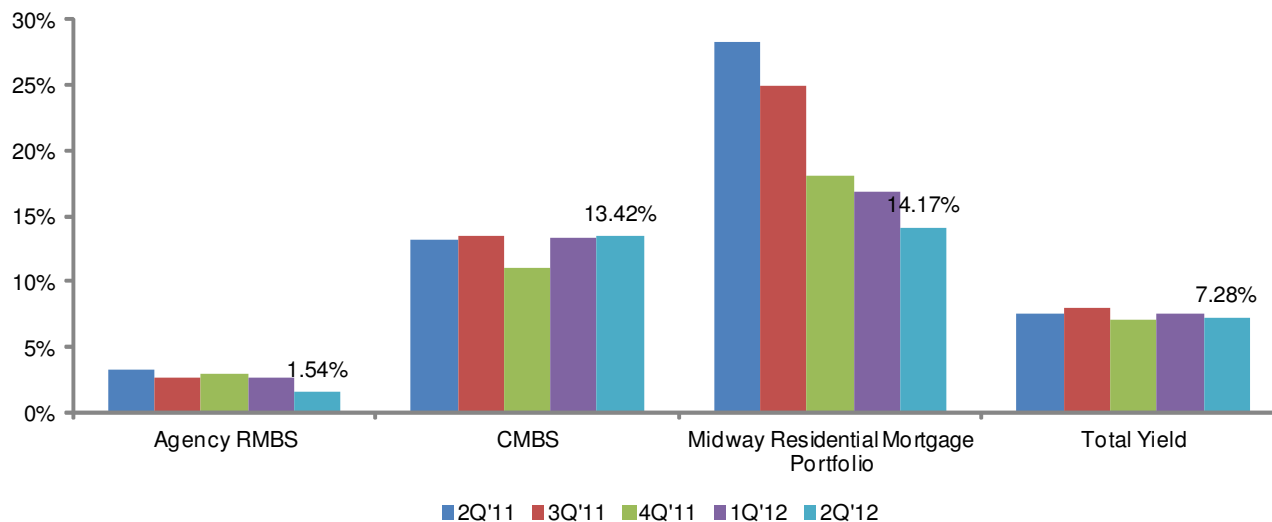


Note: Average Quarterly balances exclude the effects of accounting consolidation requirements for certain Multi-Family CMBS investments.

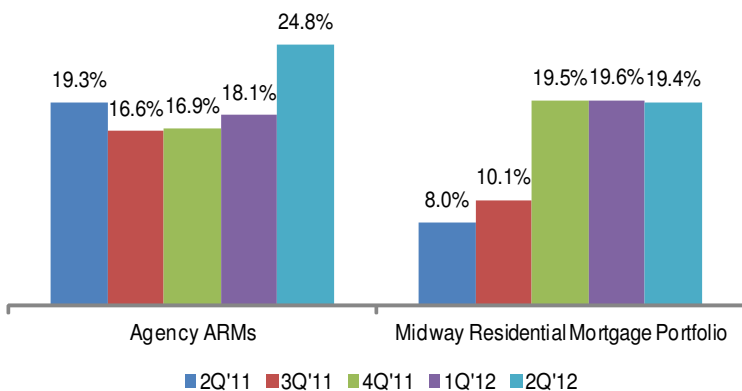


Core Investment Characteristics

Average Quarterly Core Investment Security and Portfolio Yields



Quarterly Constant Prepayment Rates (CPR)



New York Mortgage Trust					
HARP 2.0 Eligible Agency RMBS*					
Weighted Average Coupon:	< 4.0%	< 4.5%	< 5.0%	< 5.5%	> 5.5%
Agency ARMs	\$19,558				\$11,629
Agency Interest-only securities			\$6,479	\$5,721	

*Collateralized by loans originated prior to June 2009

Note: Information as of June 30, 2012



Legacy Portfolio

1. CLO Notes (externally managed by Cratos)

- \$9 million investment (\$46 million notes)
- Approximate 40 % Interest Yield over first six months of 2012.
- Sold \$10.4 million notes – Realized Gain \$4.7 million
- \$35.6 million remaining notes (D & E Classes)

2. 2005 Residential Loan Securitizations

- \$7 million in net equity allocation, yielding a 30+% ROE in the second quarter
- 2.87% gross coupon – 0.68% cost of funds = 219 bps Spread
- 50 basis points (annualized) Loan Loss Reserve
- Net Spread exceeding 150 Basis Points on approximately \$200 million of loans

3. Distressed Residential Loans (externally managed by Headlands Asset Management)

- \$19.4 million invested to purchase \$28.4 million in distressed performing residential loans
- Sold or refinanced \$27.1 million to date, cash interest yields of approximately 9% and total returns of over 18% from inception

Note: All financial information as of June 30, 2012.



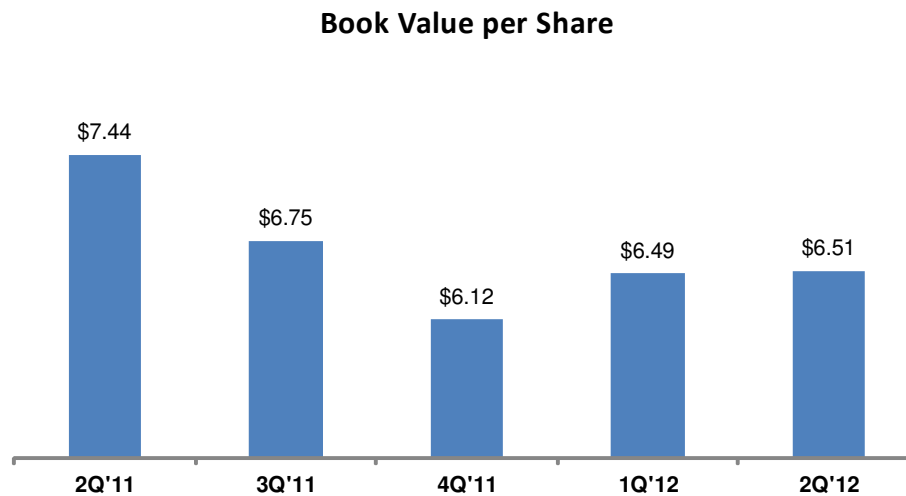
Financing Strategy

- Permanent financing of approximately \$47.7 million of the Company's Multifamily K-Series securities through a re-securitization, resulting in net proceeds of approximately \$26.1 million. The securitization included the creation of an A note that was privately placed with an institutional investor at a bond equivalent yield of approximately 9.5%.
- \$45 million in Trust Preferred Securities
 - Terms: matures in 2035 with a cost of funds of about 4.38% (3-month LIBOR + 384 bps)
 - Interest expense is tax-deductible within the Company's taxable REIT subsidiary (TRS)
- Multifamily loans held in securitization trusts are permanently financed with \$3.8 billion of multifamily collateralized debt obligations (due to GAAP accounting consolidation requirement)
- Residential mortgage loans held in securitization trusts are permanently financed with \$190 million of residential CDOs (GAAP accounting consolidation requirement)



Book Value

- As of June 30, 2012, New York Mortgage Trust had a book value per share of \$6.51.
- Raised common stock of \$20.1 million in the second quarter 2012 and \$108.2 million subsequent to June 30, 2012 through the issuance of 3.2 million shares of common stock and 16.7 million shares of common stock, respectively.



Overview of Management

- **New York Mortgage Trust**
 - Founded in 2003, New York Mortgage Trust has an operating history of 8 years.
- **Midway Group (External)**
 - The Midway Group has a 11-year audited track record managing residential securities
- **RiverBanc (External)**
 - Experienced management team with extensive origination and credit underwriting experience
 - NYMT has the ability to acquire up to 17% of RiverBanc; currently 10% ownership

External Management Contracts Align Managers with Shareholders

