

BANK ASSET NETWORK



The \$11MM Performing CRE Loan Portfolio

Clark Street Capital's Bank Asset Network ("BAN") proudly presents: "The \$11MM Performing CRE Loan Portfolio." With a total unpaid principal balance of \$11,361,550, the portfolio is comprised of loans originated by a Super-Regional Bank. Highlights include:

- A total unpaid principal balance of \$11,361,550
- 7 individual loans ranging in size from \$481,936 to \$3,715,547
- All loans are performing with a WAC of 6.46%
- Average seasoning of 4.2 years with a remaining average term of 6.6 years
- Whole loans secured by first mortgages on real property
- Portfolio secured by Retail (43%), Office (33%), Multifamily (18%), and Manufactured housing (5%)
- Assets located in 4 states: WA (62%), OH (19%), IN (14%), and NH (5%)
- Personal guarantees on all loans

All loan files are scanned and available in a secure deal room. Loan files are organized by credit, collateral, lease, legal, and correspondence. Every loan file will have Asset Summary Reports and recent site inspections. Based on the information presented, a buyer should be able to complete the vast majority of their due diligence remotely.

Portfolio Summary

Pool #	UPB	Collateral Type	MSA	Interest Rate	Original Note Date	Maturity Date
1.10	1,521,300	Multifamily	Dayton, OH	7.04%	1/18/2008	2/1/2018
2.10	610,302	Manufactured housing	East Liverpool-Salem, OH	6.57%	9/7/2007	10/1/2017
3.10	617,305	Mixed Use	Concord, NH	7.71%	1/14/2008	2/1/2018
4.10	481,936	Retail	Elkhart-Goshen, IN	7.25%	9/28/2007	10/1/2017
5.10	1,059,649	Retail	Indianapolis, IN	6.72%	10/22/2007	11/1/2017
6.10	3,355,511	Retail	Seattle, WA	6.35%	11/27/2007	12/1/2017
7.10	3,715,547	Office	Seattle, WA	5.93%	6/19/2006	4/1/2018

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Timeline

Event	Date
Loan Sale Announcement	Thursday, August 11, 2011
Due Diligence Materials Available Online	Monday, August 15, 2011
Indicative Bid Date	Thursday, September 8, 2011
Closing Date	Thursday, September 29, 2011

Sales Process

1. Please review the executive summary and execute the confidentiality agreement. The agreement can be viewed and executed in the upper left hand corner of the electronic version of the executive summary, which can be found at www.bankassetnetwork.com.
2. After executing a confidentiality agreement, interested buyers receive limited access to the BAN Deal Room. Buyers can review a redacted data tape to determine their interest in the portfolio.
3. Buyers should then compose an email to inquiries@clarkstcapital.com with the Pool #s that meet their interest. Prospective buyers may need to provide proof of funds before gaining access to the due diligence materials. Proof of funds should be commensurate with the size of the loan pools requested. See "Proof of Funds" section for more details.
4. Upon approval, the buyers will receive an email notification when complete due diligence materials are available for review.
5. The BAN Deal Room will have loan files organized by credit, collateral, legal, and correspondence. Every loan file will have Asset Summary Reports and recent site inspections. Based on the information presented, a buyer should be able to complete the vast majority of their due diligence remotely.
6. **The format for this offering will be a Negotiated Sale.**
7. The Seller will entertain indicative bids before and up to the indicative bid date.
8. **Indicative bids are due on Thursday, September 8, 2011 at 5:00 PM CST.**
9. Upon receipt of the indicative bids, the Seller will then respond to certain indicative bids and negotiate a definitive and binding agreement.
10. Winning Bidders will be required to post a 10% Non-Refundable Deposit within 48 hours after notification.
11. Closing will occur at or before Thursday, September 29, 2011. Failure to close will result in forfeiture of the bid deposit.

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Proof of Funds

In order to preserve confidentiality and to limit access to sensitive information, the Seller is requiring proof of funds from any buyer. Proof of funds should be commensurate with the size of the loan pools requested. For example, a buyer may qualify to view 1-2 pools, but may not be eligible to view the entire portfolio.

Proof of funds may include:

- A bank statement that demonstrates ability to transact
- Assets currently under management
- Bank references
- Recent acquisitions of real property or whole loans
- Publicly available financial statements (i.e. SEC filings or Call Reports)
- Audited financial statements

If you have any questions, please contact us to expedite the process.

Disclaimer

THE PRECEDING EXECUTIVE SUMMARY HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS AVAILABLE FOR SALE. THE SELLER, BAN, AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

Inquiries

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