

Name: Very Cool Bank

Institution Level Financial Summary

Draw by Month:	
1	\$ 500,000
2	\$ 500,000
3	\$ 500,000
4	\$ 500,000
5	\$ 500,000
6	\$ 500,000
7	\$ 500,000
8	\$ 500,000
9	\$ 500,000
10	\$ 500,000
11	\$ -
12	\$ -
Total	\$ 5,000,000

Interest Rate:	6.25%
Guarantee %:	75.00%
Sell Guar %:	Yes
Gain on Sale:	12.00%
Amort. Term:	60
Balloon Term:	60
Loss Rate:	5.0%
Month First Loss:	13

	\$	Yield/Cost
Avg. Assets	517,477,000	
Average Equity	42,579,000	
Avg. Earning Assets	504,742,000	4.40%
Cost of Funding Assets	504,742,000	0.83%
Net Interest Margin		3.57%
Loan Loss Provision/Assets		0.46%
Noninterest Income/Assets		0.75%
Noninterest Expense/Assets		2.42%
Income Tax Expense/Assets		0.56%
Return on Assets (ROA)		0.79%
Return on Equity (ROE)		9.59%

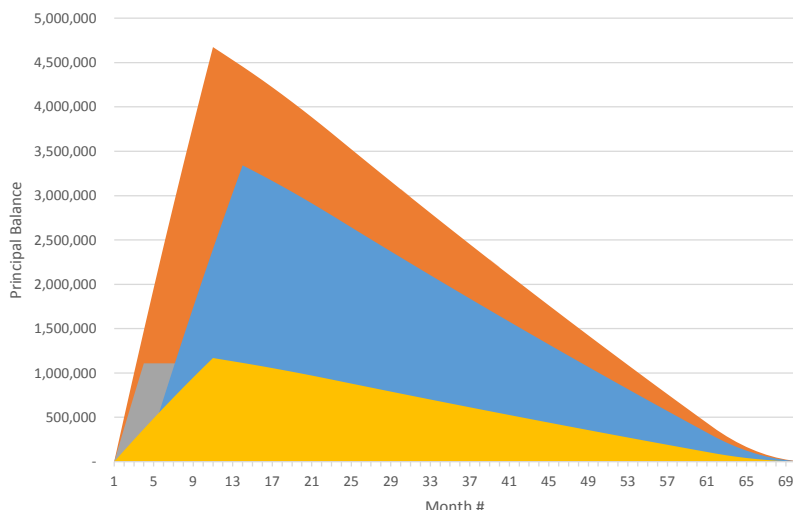
	Existing		W/Breakaway, Yr 1		W/Breakaway, Yr 2	
	\$	Yield/Cost	\$	Yield/Cost	\$	Yield/Cost
Avg. Earning Assets	504,742,000	4.40%	501,788,342	4.40%	500,737,661	4.40%
Avg. Breakaway Pool Owned	-	5.46%	1,662,541	5.46%	1,001,085	5.46%
Cost of Funding Assets	504,742,000	0.83%	504,742,000	0.83%	504,742,000	0.83%
Net Interest Margin		3.57%		3.57%		3.57%
Cummulative Balance Sold			3,230,058		358,895	
Effective Gain on Sale %			11.00%		11.00%	
\$ Gain on Sale of Loans			355,306		39,478	
Gain on Sale of Loans/Avg Assets				0.07%		0.01%
Loan Loss Provision/Assets		0.46%		0.46%		0.46%
Nonint. Income/Assets (Including Gain)		0.75%		0.82%		0.76%
Noninterest Expense/Assets		2.42%		2.42%		2.42%
Income Tax Expense/Assets		0.56%		0.59%		0.56%
Return on Assets (ROA)		0.79%		0.83%		0.79%
Return on Equity (ROE)		9.60%		10.07%		9.62%
Increase in ROE				0.47%		0.02%

Investor Earn-Out Analysis - Output

Year	Ending Balances					Gain On Sale of Loans	Annual Losses			Loss	Yield ⁽¹⁾
	Total	Unguaranteed	Guar. Owned	Guar. Bal Sold	Total		Guaranteed	Unguaranteed			
Year 1 (Mo. 12)	4,528,915	1,132,229	364,291	3,032,394	355,306	-	-	-	0.00%	6.25%	
Year 2 (Mo. 24)	3,523,328	880,832	-	2,642,496	39,478	117,825	88,369	29,456	0.65%	5.49%	
Year 3 (Mo 36)	2,452,303	613,076	-	1,839,227	-	146,979	110,234	36,745	1.04%	4.96%	
Year 4 (Mo 48)	1,424,051	356,013	-	1,068,038	-	94,593	70,944	23,648	0.96%	4.96%	
Year 5 (Mo 60)	437,805	109,451	-	328,354	-	44,315	33,237	11,079	0.78%	4.96%	
Year 6 (70)	7,808	1,952	-	5,856	-	5,446	4,084	1,361	0.31%	4.96%	
Total					394,785	409,158	306,868	102,289			

(1) Assumes loss of Unguaranteed and 6 months interest on Unguaranteed

Cash Flow Projection



Loss Projection

