

UNITY BANK SBA LOAN PORTFOLIO SALE OFFERING (FEBRUARY 2009)

Lender Name: Feb-09
 Bid Sheet Date: 3/17/2009
 Bids Due By:

Loan Number	Loan Name	Primary Collateral Address	City	State	Industry	Original Loan Bal.	Current Loan Bal.	Note Date	Outstanding Interest	Late Charges	Total Amount Due (excluding legal fees & expenses)	Due Date	Current Int. Rate	Lien Position	Amortized Period	Interest Accrual Type 365/360 or 360/360	Litigation Status	Percentage Guaranty	Comments Additional Collateral	Reserve	Original Appraisal	Appraisal Date	Personal Guarantor	
48****23	Yelodogs	94 Musconetcong River Rd.	Washington	NJ	Book Store	\$400,000.00	\$232,024.40	6/19/2003	\$696.07	\$8,728.85	\$241,449.32	12/1/2008	6.00%	1st	240	365/360	N/A	75.00%	Loan secured by 1st UCC and 1st on Washington Twsp residence	\$200,000	\$265,000	06/02/03	Yes	
48****17	IAS	1301 N. Laburnum Ave.	Richmond	VA	Gas & C Store	\$820,500.00	\$727,402.91	11/12/2002	\$21,401.33	\$3,528.93	\$752,333.17	10/1/2008	5.75%	2nd	240	365/360	N/A	75.00%	1st FF&E , 2nd RRE Elmwood Park, N.J.	\$650,000	\$1,350,000	10/29/02	Yes	
48***6741	Kishan Restaurant	238 Franklin Ave.	Nutley	NJ	Restaurant	\$1,470,000.00	\$1,375,321.89	2/27/2007	\$10,026.21	\$4,632.25	\$1,389,980.35	1/1/2009	10.25%	1st	276	365/360	N/A	75.00%	2nd RRE located in Iselin, N.J. ,3rd RRE J.C., NJ	\$1,250,000	\$1,740,000	11/26/07	Yes	
48***2**5	San Marcus	1300 Yaupon Dr.	Myrtle Beach	SC	Motel	\$450,000.00	\$458,453.41	5/18/2004	\$54,805.96	\$9,995.19	\$613,254.56	1/1/2008	11.00%	1st	276	365/360	Sale of Property Scheduled 3/2/09	75.00%	15 Unit motel	\$375,000	\$600,000	11/15/08	Yes	
48***8473	Bistrioni	530 Pembroke Rd.	Bethlehem	PA	Restaurant	\$630,000.00	\$624,899.16	5/10/2008	\$1,258.47	\$1,157.00	\$627,314.63	2/1/2009	7.25%	1st	288	365/360	N/A	75.00%	1st UCC	\$575,000	\$680,000	04/06/01	Yes	
48****736	Miaaris & Dinoris	721-723 Ulster Ave	Kingstone	NY	Restaurant	\$440,000.00	\$491,695.26	4/4/2003	\$19,630.29	\$9,814.52	\$521,140.07	7/1/2008	7.75%	1st	276	365/360	Foreclosure Filed	75.00%	3rd RRE centerville, PA , 2nd RRE Bethlehem, 1st UCC	\$475,000	\$830,000	10/01/08	Yes	
48***6162	1st Hospitality	117 Cody Ave.	Alliance	NE	Motel	\$1,488,000.00	\$1,467,182.70	9/27/2006	\$33,982.23	\$5,476.61	\$1,506,641.54	1/1/2009	10.00%	1st	276	365/360	N/A	75.00%	1st UCC, 2nd RRE	\$1,050,000	\$1,900,000	08/08/06	Yes	
45*524265	La Pachanga	724 West 43rd St.	Kissimmee	FL	Retail	\$410,000.00	\$359,869.76	6/15/2001	\$22,495.79	\$1,585.48	\$383,951.03	4/15/2008	7.25%	1st	288	365/360	Foreclosure Filed	75.00%	1st FF&E	\$360,000	\$500,000	04/20/01	Yes	
48***67*9	3M Laundry	1 Main St	East Orange	NJ	Coin laundry	\$216,000.00	\$161,884.98	2/8/2007	\$2,643.51	\$257.62	\$164,786.11	12/1/2008	5.75%	1st	120	365/360	Litigation Filed	75.00%	1FF&E	\$161,000	\$400,000	07/25/08	Yes	
48***759*	East End Restaurant	161 2nd House Rd.	Montauk	NY	Resort	\$1,888,000.00	\$1,869,773.51	9/28/2007	\$15,854.11	\$3,998.88	\$1,889,626.50	12/1/2008	4.50%	1st	264	365/360	N/A	75.00%	Seasonal cottage rentals and restaurant	\$1,750,000	\$3,000,000	09/05/07	Yes	
48***561*	Spotless	360 Thomas Blvd.	Orange	NJ	Car Wash	\$1,500,000.00	\$1,519,829.34	6/29/2006	\$6,782.31	\$3,426.07	\$1,530,037.72	1/1/2009	6.00%	1st	216	365/360	N/A	75.00%	1st,FF&E , 1st RRE	\$1,368,000	\$1,755,000	04/03/06	Yes	
48***77*7	404 Silver Springs	404 Silver Springs Road	Mechanicsburg	PA	Health Care	\$605,000.00	\$603,083.83	10/23/2007	\$47,435.98	\$2,779.00	\$653,298.81	5/1/2008	9.50%	1st	252	365/360	Foreclosure Sale 3/4/09	75.00%	2ndRRE Wyandanch, PA, 2nd RRE Copiague, NY,2nd RRE roosevelt, NY	\$400,000	\$635,000	04/02/07	Yes	
48***8*36	Sea Spray	23071 Perdido Beach Blvd.	Orange Beach	AL	Car Wash	\$1,500,000.00	\$1,500,000.00	12/28/2007	\$53,249.98	\$2,737.20	\$1,555,987.18	1/1/2009	9.00%	1st	240	365/360	Foreclosure in Progress. Notice of Sale 2/09	75.00%	1st UCC , 2nd RRE	\$1,000,000	\$1,400,000	04/15/07	Yes	
TOTALS						\$11,817,500.00	\$11,391,421.15		\$290,262.24	\$58,117.60	\$11,829,800.99													\$15,055,000.00