

SYNOVUS

Managed Assets Division

Non Accrual & Risk Grade Status Change Requests

Officer Name & Number:

Mark Brinton 83063

Date:

11.15.11

Relationship:

Gateway Centre, LLC

Section 1-Complete All

Relationship Information

Acct #	(Note #)	(Detail #)	Balance
72434956	10		\$1,180,047.59

Detailed Reason for Status Change

Although a lot sale should occur before the end of the month, the loan is guarantor dependent. However, account officer cannot provide satisfactory evidence that the guarantors are financially able to pay the interest much less an amortizing payment. Guarantors are commercial real estate developers that have been greatly impacted by the current economic downturn. Their incomes are derived presently through real estate sales and leasing commissions but not on a consistent basis. Therefore, the loan needs to be placed on non-accrual.

COMPLETE MEMO TAB IF:

- The relationship exposure is >\$1MM
- The loan is migrating to Problem Loan Status
- The loan is migrating across more than one grade

Section 2-Complete All

Current Risk Grade: 7 Proposed Risk Grade: 7

Section 3-Complete ONLY for TDRs

Place on TDR? [] Accruing or Non-Accruing? Non-Accruing
(If Non-Accruing, continue to Section 4)

Section 4-Complete ONLY for Accrual Status Changes

Place on Non-Accrual Status? Yes Non-Accrual Code: N - Non Accrual
Place in Re-Accrual Status? No Assess Late Fees Ongoing? NO YES
Waive Unpaid Late Fees? Yes No
Send Customer Notices (Monthly Bill) NO YES - UNLESS BE FILING

Requestor's Signature

Michelle Morway 11/15/11

MAD Credit Approval

Joel Bodiford 11/21/11

MAD Director Approval

[Signature] 11/22/11

Upon Completion, please forward to Joel Bodiford or Michelle Morway

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Managed Assets Division

Detailed Memo

Relationship:	<input type="text" value="Gateway Centre, LLC"/>	Date:	<input type="text" value="11.15.11"/>
Officer Name:	<input type="text" value="Mark Brinton 83063"/>	Problem Loan?	<input type="text" value="Yes"/>
Current Risk Grade:	<input type="text" value="7"/>	Charge-Offs:	<input type="text" value="None"/>
Total Exposure:	<input type="text" value="\$1,180,048"/>	Recoveries:	<input type="text" value="None"/>
Deposits/Overdrafts:	<input type="text" value="None"/>	Commercial Card Bal:	<input type="text" value=""/>
		Has New Appraisal/Valuation been ordered?	<input type="text" value="Yes"/>
Other Products:	<input type="text" value="Loans in the name of Douglassville Store All, North Hixson, and Deerfoot Center"/>		
Loan Category:	<input type="text" value="CRE Inv. Property/Land for future development"/>		

* A SEPARATE DEBT SUMMARY SHOULD BE PROVIDED WITH REPORT:

Business Financial Information

(Include Cash Flow & more Detailed Business Results be provided separately when applicable)

Date and Stmt Quality	Enter date & Quality	Enter date & Quality	Enter date & Quality
Revenues			
Gross Profit			
Net Income			
NI + Dep/Am. Int			
ADS			
DSC			
Total Assets			
Total Liabilities			
Net Worth			

Personal Financial Statement

Name and Date	Enter name & date	Enter name & date	Enter name & date
Total Assets			
Total Liabilities			
Net Worth			
Liquidity			

Company Background / Financial Condition

Gateway Centre is a shell company created to develop the property securing the loan. It's only source of revenues is the sale of commercial lots in the development. Due to the current economic downturn lots have been slow to sell. The guarantors are not able to pay an amortizing payment and are finding it more difficult to pay interest on a timely basis.

Specific Action Plan

After the sale of a lot by November month-end, a 6-month to one-year forbearance agreement will be executed which sets forth lot sale target dates and reporting updates.

Likelihood of further migration (pick one)

0%	25%	50%	75%	100%
			X	

When is further migration expected? (pick one)

No Migration	30 Days	60 Days	90 Days	> 3 Months
	X		X	

Upon completion, please forward to Joel Bodiford or Michelle Morway