

# Southeastern Independent Bank Review

#### **Deal Alerts**

On November 15, 2016, the little bank, Inc. ("LTLB," OTCQX: LTLB), Kinston, North Carolina, agreed to acquire Oxford, North Carolina-based Union Banc Corp. ("Union"), holding company for Union Bank & Trust Company. LTLB offered a fixed exchange ratio of 0.8843 of LTLB common stock for each share of Union common stock. Union will merge with LTLB in a stock transaction valued at approximately \$30.7 million, or \$11.94 per share, based on LTLB's closing price on November 14. The deal value represented 126.1% of Union's tangible book and 25.4x LTM earnings. LTLB shareholders will own approximately 60% of the combined bank, and Union shareholders will own 40%. The combined bank, which will be headquartered in Greenville, NC and operate under the Union Bank name, will have approximately \$665 million in assets and 15 banking facilities. The acquisition is expected to close in the second quarter of 2017.

On November 30, 2016, Gateway Financial Holdings of Florida, Inc. ("Gateway"), Dayton Beach, Florida, agreed to be acquired by CenterState Banks, Inc. ("CSFL," NASDAQ: CSFL), Winter Haven, Florida, in a \$142.5 million stock and cash transaction. Under the terms of the agreement, Gateway shareholders will receive either 0.95 shares of CSFL stock or \$18 per share in cash for all of Gateway's outstanding common and common equivalent shares, provided the aggregate cash payment constitutes 30% of the merger consideration. At announcement, the merger consideration represented 172.8% of Gateway's tangible book and 24.3x LTM earnings.

This was CSFL's second announced transaction over the past two months. On October 18, 2016, CSFL entered into

an agreement to purchase Platinum Bank Holding Co., Brandon, Florida, in an \$83.9 million stock and cash transaction. Upon completion of the Gateway and Platinum transactions in the second quarter of 2017, CSFL will have assets of approximately \$6.5 billion with 85 banking facilities in Florida.

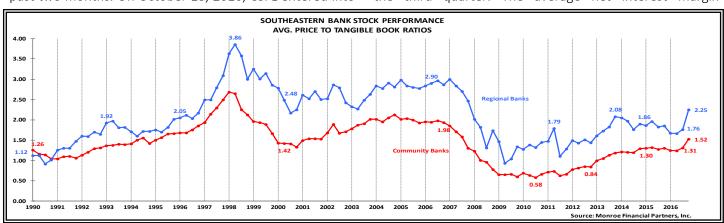
Monroe Financial Partners, Inc., led by Paula Johannsen, rendered fairness opinions to LTLB and Gateway in these transactions.

### **Market Review and Community Bank Valuations**

Despite the stock market's worst start to a year ever, U.S. stocks bounced back as all three major indexes posted solid gains. The DJIA and S&P 500 finished the year up 13% and 10%, respectively, while the NASDAQ finished the year up 8%. Bank stocks benefited from a significant rally following the election and finished the year up 23%, bolstered by the expectation of improved economic growth, less regulations, rising interest rates, and increased spending on infrastructure.

The Southeastern Independent Bank Review ("SIBR") banks posted an average price to tangible book ratio of 1.52x, a notable improvement from 1.31x in 3Q 2016 and 1.30x in 4Q 2015. The regional banks also improved to an average price to tangible book ratio of 2.25x, up from 1.76x in 3Q 2016 and 1.86x in 4Q 2015.

In the fourth quarter, the SIBR group also showed an improvement in performance ratios. Core ROAA increased to an average of 0.87%, up two basis points from 0.85% in the third quarter. The average net interest margin



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	Independent Bank Re	1		Maul4	Datiss				Chara C	Don Cl	a Data		
			Market Ratios				Share & Per Share Data						
	Banks and	Trading	Stock Price at	Price to	Price to Tangible	Dividend	3rd Qtr EPS	LTM EPS	Full Year	Tang. Book Value/Sh	Indicated Annual	Shares O/S	Monthly Volume
Location	Bank Holding Companies	Symbol	12/31/16	Earnings	Book	Yield	9/30/16	9/30/16	2015	9/30/16	Dividend	9/30/16	(000)
Location	bunk floiding companies	Jymbor	\$	X (a)	X	%	\$	\$	\$	\$	\$	(000)	(b)
A1 ADAAA									·				
ALABAMA	Auburn National Dancorn	ALIDNI	21 21	14.7	1 24	2.0	0.54	2 20	2.16	22.24	0.00	2 644	11
Auburn	Auburn National Bancorp. National Commerce Corp.	AUBN NCOM	31.31 37.15	14.2 25.8	1.34 2.36	2.9 nil	0.54 0.43	2.20 1.44	2.16 1.02	23.34 15.74	0.90	3,644 10,929	41 516
Birmingham Thomasville	First US Bancshares Inc	FUSB	11.11	25.8 nm	0.85	0.7	0.43	0.28	0.41	13.74	0.08	6,043	152
Alabama average		1036	11.11	20.0	1.52	1.8	0.03	0.20	0.41	13.03	0.00	0,043	132
FLORIDA													
Winter Haven	CenterState Banks	CSFL	25.17	nm	2.81	0.6	0.32	0.77	0.85	8.96	0.16	48,046	4,083
Jacksonville	Atlantic Coast Financial Corp.	ACFC	6.80	20.6	1.22	nil	0.10	0.33	0.50	5.55	0.00	15,509	390
Jacksonville	FirstAtlantic Finl Hldgs Inc	FFHD	11.20	19.0	1.15	1.1	0.15	0.59	0.60	9.73	0.12	5,997	117
Plant City	Sunshine Bancorp Inc	SBCP	17.14	nm	1.44	nil	0.05	(0.35)	(0.56)	11.92	0.00	7,995	151
Pompano Beach	Stonegate Bank	SGBK	41.73	20.2	2.09	0.8	0.49	2.07	1.94	19.93	0.32	14,190	910
Tallahassee	Capital City Bank Group Inc.	CCBG	20.48	nm <b>19.9</b>	1.79 <b>1.75</b>	1.0 <b>0.9</b>	0.17	0.65	0.53	11.41	0.20	16,807	451
Florida average				19.9	1./5	0.9							
GEORGIA													
Atlanta	Fidelity Southern Corp.	LION	23.67	19.7	1.85	2.0	0.48	1.20	1.64	12.78	0.48	26,139	2,702
Atlanta	State Bank Finl Corp.	STBZ	26.86	20.0	1.92	2.1	0.34	1.34	0.77	13.99	0.56	36,886	2,044
Darien	Southeastern Banking Corp.	SEBC	13.25	11.8	0.84	3.0	0.30	1.12	0.85	15.76	0.40	3,129	4
Moultrie	Southwest Georgia Financial	SGB	19.99	13.2	1.30	2.2	0.38	1.52	1.32	15.33	0.44	2,548	38
Georgia average				16.2	1.48	2.3							
NORTH CAROLINA													
Charlotte	Dark Starling Corneration	PSTB	10.79	29.2	2.03	1.5	0.12	0.37	0.37	5.32	0.16	53,302	3,646
Four Oaks	Park Sterling Corporation Four Oaks Fincorp Inc.	FOFN	2.65	29.2	1.38	nil	0.12	0.37	0.62	1.92	0.00	33,780	3,040 93
Mount Airy	Surrey Bancorp	SRYB	11.30	13.5	1.08	nil	0.03	0.11	0.02	10.48	0.00	3,534	10
Newton	Peoples Bancorp of NC Inc.	PEBK	25.07	13.9	1.23	1.6	0.13	1.80	1.72	20.42	0.40	5,418	78
Oak Ridge	Oak Ridge Financial Services	BKOR	12.40	12.8	1.07	nil	0.30	0.97	1.14	11.56	0.00	2,387	23
Southern Pines	First Bancorp	FBNC	27.14	21.5	1.97	1.2	0.30	1.26	1.30	13.81	0.32	20,788	1,361
Washington	First South Bancorp Inc.	FSBK	11.95	17.6	1.38	1.0	0.20	0.68	0.49	8.68	0.12	9,495	128
North Carolina av		105.0	22.55	18.9	1.45	1.3	0.20	0.00	0.15	0.00	0.12	3, .33	120
	· ·												
SOUTH CAROLINA													
Beaufort	Coastal Banking Co.	CBCO	15.01	7.8	1.12	nil	0.54	1.92	1.85	13.41	0.00	3,609	65
Charleston	Bank of South Carolina Corp.	BKSC	20.90	20.5	2.46	2.7	0.28	1.02	0.96	8.50	0.56	4,949	50
Florence	First Reliance Boshs	FSRL	5.94	11.6	1.05	nil	0.23	0.51	1.60	5.65	0.00	4,601	38
Greenville	Southern First Bancshares Inc	SFST	36.00	19.1	2.17	nil	0.51	1.88	1.55	16.61	0.00	6,383	277
Lexington	First Community Corp.	FCCO	18.05	18.6	1.55	1.8	0.25	0.97	0.91	11.63	0.32	6,703	101
Spartanburg South Carolina av	Carolina Alliance Bank	CRLN	12.20	20.9 <b>16.4</b>	1.22 <b>1.59</b>	nil <b>2.2</b>	0.19	0.58	0.35	10.03	0.00	6,533	90
South Carollia av	erage			10.4	1.55	2.2							
TENNESSEE													
Brentwood	Commerce Union Bancshares Inc.	CUBN	21.51	19.2	1.74	1.0	0.30	1.12	0.86	12.39	0.22	7,763	159
Franklin	Franklin Financial Network Inc	FSB	41.85	18.9	2.26	nil	0.62	2.21	1.54	18.49	0.00	13,001	1,390
Knoxville	SmartFinancial Inc.	SMBK	18.56	24.7	1.26	nil	0.22	0.75	0.32	14.70	0.00	5,894	142
Nashville	Truxton Corporation	TRUX	28.00	14.1	1.60	2.6	0.50	1.99	1.92	17.50	0.72	2,641	7
Tennessee average	ge			19.2	1.72	1.8							
VIRGINIA		1											
Altavista	Pinnacle Bankshares Corp.	PPBN	28.88	13.6	1.22	1.4	0.59	2.13	1.79	23.69	0.40	1,524	12
Berryville	Eagle Financial Services Inc.	EFSI	25.75	15.4	1.11	3.4	0.39	1.67	1.73	23.15	0.40	3,482	15
Charlottesville	Virginia National Bkshs Corp.	VABK	28.50	12.8	1.11	1.8	0.40	2.23	1.23	24.57	0.52	2,369	15
Danville	American National Bankshares	AMNB	34.80	17.9	1.10	2.8	0.39	1.94	1.73	18.34	0.96	8,615	321
Lynchburg	Bank of the James Finl Grp Inc	BOTJ	15.17	16.9	1.30	1.6	0.40	0.90	1.07	11.65	0.24	4,378	41
Timberville	F & M Bank Corp.	FMBM	26.05	10.5	1.14	3.4	0.70	2.47	2.25	22.84	0.88	3,269	15
Warrenton	Fauquier Bankshares Inc.	FBSS	16.65	nm	1.15	2.9	0.19	(0.23)	(0.16)	14.46	0.48	3,753	33
West Point	C&F Financial Corp.	CFFI	49.85	13.6	1.39	2.6	0.91	3.66	3.68	35.92	1.32	3,460	155
Virginia average			.5.05	14.4	1.30	2.5	3.52	-100	2.00	-3.52		-,.00	200
Southeastern ave	rage	1		17.4	1.52	1.9							
	dian	1		17.9	1.36	1.8	l						

Share and per share data has been adjusted for stock dividends and stock splits

<sup>(</sup>a) Based on trailing 12 months EPS; P/Es over 30 and under 5 are labeled "nm"



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	В	Performance Ratios											
Banks and	\$millions (9/30/16)				CODI	F (-)	NCO /	100/ 0					
Banks and Bank Holding Companies	Assets	Loans	Deposits	Equity	CORI ROAA	E (C) ROAE	Net Int. Margin	Tng. Eq/ Tng. Assets	Loans/ Deposits	NPA/ Assets (d)	NCO/ Avg. Lns	Reserves/ Loans	Efficiency Ratio (e)
bank floiding companies	\$	\$	\$	\$	%	%	%	%	%	%	%	%	%
ALADAMA			·										
ALABAMA	054.7	427.0	751.0	05.1	0.95	٥٢	2.04	10.0	FC 0	0.24	(0.27)	1.07	F0.C
Auburn National Bancorp. National Commerce Corp.	851.7 1,779.3	427.9 1,420.2	751.9 1,499.9	85.1 232.2	1.00	9.5 8.1	3.04 4.20	10.0 10.4	56.9 94.7	0.24	(0.27)	1.07 0.84	59.6 60.1
First US Bancshares Inc	600.3	320.8	493.8	78.8	0.22	1.7	5.16	13.1	65.0	1.50	0.70	1.14	87.9
Alabama average	000.5	320.0	133.0	70.0	0.72	6.4	4.14	11.2	72.2	0.69	0.17	1.02	69.2
EL ODIDA													
FLORIDA	F 01 4 F	2 206 0	4.055.0	EE3 0	1 21	11.0	4.10	0.0	01.2	0.01	(0.02)	0.77	F7.0
CenterState Banks Atlantic Coast Financial Corp.	5,014.5 936.9	3,296.8 782.5	4,055.9 617.5	552.8 86.1	1.31 0.52	11.9 5.5	4.19 4.85	8.8 13.5	81.3 126.7	0.91 2.86	(0.02)	0.77 0.63	57.0 70.3
FirstAtlantic Finl Hldgs Inc	436.9	311.0	352.4	61.0	0.52	5.8	4.85	13.5	88.3	0.47	0.75	0.63	70.3
Sunshine Bancorp Inc	564.0	398.8	438.8	72.7	0.06	0.4	3.61	11.3	90.9	0.47	0.73	0.03	95.3
Stonegate Bank	2,936.3	2,292.9	2,491.1	346.1	1.17	9.6	3.90	9.8	92.0	0.33	(0.03)	0.71	51.1
Capital City Bank Group Inc.	2,753.2	1,568.0	2,315.1	276.6	0.33	3.3	3.21	7.2	67.7	2.04	0.05	0.88	84.8
Florida average	/:	,	.,		0.70	6.1	4.10	10.7	91.2	1.24	0.25	0.74	71.5
GEORGIA													
GEORGIA									4000				
Fidelity Southern Corp.	4,395.6	3,783.9	3,538.9	347.8	0.81	10.3	3.34	7.6	106.9	1.27	0.07	0.79	75.7
State Bank Finl Corp. Southeastern Banking Corp.	3,616.4 407.4	2,410.2 193.1	2,959.3 356.8	561.1 49.3	1.45 0.85	9.3 7.3	4.71 3.59	14.5 12.1	81.4 54.1	0.79 2.33	0.11 (0.12)	1.13 1.80	59.0 74.6
Southwest Georgia Financial	443.0	287.2	364.3	39.1	0.83	10.3	4.20	8.8	78.9	0.31	0.03	1.08	74.0
Georgia average	443.0	201.2	304.3	39.1	1.01	9.3	3.96	10.7	80.3	1.18	0.03	1.00	<b>70.1</b>
000.8.4.4.0.480							0.50				•.•-		
NORTH CAROLINA													
Park Sterling Corporation	3,226.9	2,384.2	2,484.3	358.7	0.87	7.7	3.66	9.0	96.0	0.44	(0.03)	0.49	63.6
Four Oaks Fincorp Inc.	722.9	490.2	560.2	64.9	0.46	5.2	3.73	9.0	87.5	0.92	(0.02)	1.97	80.8
Surrey Bancorp	268.1	214.9	221.1	41.0	1.27	8.3	4.56	15.3	97.2	1.62	0.10	1.77	59.0
Peoples Bancorp of NC Inc.	1,097.6	715.8	861.9	110.6	0.94	8.8	3.96	10.1 7.2	83.0	0.44	0.08	1.12	73.1
Oak Ridge Financial Services First Bancorp	381.0 3,537.5	299.8 2,655.6	325.1 2,910.8	27.6 364.9	0.67 0.77	8.5 7.3	3.75 4.06	8.2	92.2 91.2	1.04 1.96	0.02	1.24 0.93	79.3 70.5
First South Bancorp Inc.	985.8	689.8	859.8	88.3	0.77	7.5	3.67	8.4	80.2	0.84	0.23	1.23	76.2
North Carolina average	303.0	003.0	033.0	00.5	0.81	7.6	3.91	9.6	89.6	1.04	0.06	1.25	71.8
SOUTH CAROLINA													
Coastal Banking Co.	613.0	432.6	420.0	49.3	1.18	15.8	3.86	7.9	103.0	2.09	0.27	1.14	87.0
Bank of South Carolina Corp.	409.6	271.3	365.4	42.1	1.20	12.1	3.63	10.3	74.3	0.76	0.03	1.38	57.9
First Reliance Bcshs Southern First Bancshares Inc	409.5 1,289.7	300.1 1,123.2	327.3 1,045.1	26.0 106.0	0.89 1.02	9.2 12.5	4.25 3.65	6.3 8.2	91.7 107.5	1.43 1.26	(0.00)	0.90 1.29	78.4 55.8
First Community Corp.	915.3	527.7	765.9	84.2	0.70	7.5	3.34	8.6	68.9	0.70	0.13	0.96	70.8
Carolina Alliance Bank	626.4	475.6	517.6	71.1	0.70	6.2	3.86	10.6	91.9	0.70	(0.02)	1.01	74.8
South Carolina average	020.4	473.0	317.0	71.1	0.95	10.6	3.77	8.6	89.5	1.19	0.08	1.11	70.8
TENNESSEE											42.2.1		
Commerce Union Bancshares Inc.	920.0	675.9	659.9	109.2	1.05	9.0	3.95	10.6	102.4	0.92	(0.04)	1.30	72.6
Franklin Financial Network Inc	2,703.2	1,680.9	2,218.0	209.6	1.06	13.1	3.43	7.4	75.8	0.06	0.01	0.93	51.8
SmartFinancial Inc. Truxton Corporation	1,040.7	797.1 280.5	860.8 330.1	105.2 46.2	0.58 1.24	5.7 11.5	4.05 3.13	9.5	92.6 85.0	0.66	0.00	0.62 1.07	75.9 64.1
Tennessee average	398.2	280.5	330.1	46.2	0.98	9.8	3.13 <b>3.64</b>	11.6 <b>9.8</b>	88.9	0.23 <b>0.47</b>	(0.01)	0.98	66.1
remessee average					0.50	5.0	3.01	5.0	00.5	<b>U</b>	(0.01)	0.50	00.2
VIRGINIA													
Pinnacle Bankshares Corp.	422.1	338.4	381.5	36.6	0.71	7.7	3.74	8.6	88.7	0.53	0.05	0.85	75.2
Eagle Financial Services Inc.	668.4	514.3	581.0	80.7	0.90	7.5	4.11	12.1	88.5	2.26	0.07	0.91	71.5
Virginia National Bkshs Corp.	569.5	430.9	495.2	59.3	1.00	9.7	3.46	10.2	87.0	0.49	(0.00)	0.76	65.7
American National Bankshares	1,615.5	1,088.0	1,306.0	203.7	1.03	8.1	3.54	10.1	83.3	0.42	0.01	1.17	59.4
Bank of the James Finl Grp Inc	560.0	465.1	507.4	51.0	0.68	7.3	3.79	9.1	91.7	0.94	0.10	1.06	73.4
F & M Bank Corp. Fauguier Bankshares Inc.	745.3 623.9	661.3	527.8 545.4	87.5 54.3	1.34 0.62	11.1 7.1	4.32 3.50	11.4 8.7	125.3 83.8	1.87 0.73	0.26	1.14 0.97	60.4
C&F Financial Corp.	1,425.0	457.3 1,039.4	1,089.1	54.3 139.7	0.62	10.0	6.32	8.7	95.4	0.73	(0.22)	3.57	82.7 64.7
Virginia average	1,423.0	1,039.4	1,009.1	159./	0.96 <b>0.91</b>	8.6	4.10	8.8 <b>9.9</b>	93.4 <b>93.0</b>	1.02	0.23	1.30	69.1
					3.52	5.5		3.3	55.5		3.23	2.50	03.1
Southeastern average					0.87	8.4	3.95	9.9	88.1	1.02	0.13	1.11	70.0

<sup>(</sup>c) Amounts have been adjusted to exclude all nonrecurring items (including securities gains)

nm = not meaningful

<sup>(</sup>d) NPA ratio = (loans 90 days PD + restructured loans + nonaccrual loans + OREO) / total assets; net of loss sharing and other guaranteed bals

<sup>(</sup>e) Efficiency ratio = overhead expenses/(net interest income + noninterest income)

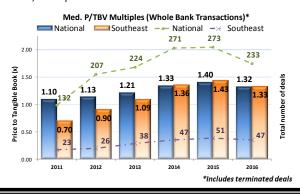


decreased a modest one basis point to 3.95%. The average tangible equity to tangible assets ratio decreased slightly to 9.9% from 10.0%. Asset quality continues to improve as the average nonperforming assets ratio decreased from 1.05% to 1.02%, and average net charge-offs increased to 0.13%, up two basis points from 0.11% of loans.

#### **Merger Corner**

There were 233 transactions announced nationally in 2016, representing a 15% decrease from the 273 transactions announced in 2015. Valuation multiples also declined as the national median price to tangible book multiple in 2016 was 1.32x, below the 1.40x median in 2015. However, deals announced since the election have posted higher valuation multiples, as the national median price to tangible book multiple for deals announced after the election was 1.64x, well above the 1.30x median for deals announced prior. Therefore, future sellers may have higher expectations than those that struck deals in the past year. Higher priced currencies for buyers along with expected higher earnings for sellers may justify future higher valuations.

Of the 233 transactions announced nationally, 47 were in the Southeast region, representing an 8% decrease from the 51 Southeast transactions announced in 2015. Valuation multiples in the Southeast also decreased as the region's median price to tangible book multiple in 2016 was 1.33x, compared to 1.43x in 2015.







## MONROE FINANCIAL PARTNERS, INC.

MERGERS & ACQUISITIONS - CAPITAL RAISING - MARKET MAKING VALUATIONS & FAIRNESS OPINIONS - CAPITAL & STRATEGIC PLANNING

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