

Community Shores Bank Corp.

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Ticker Symbol: CSHB

April 22, 2002

Current Data

Current Price	\$	8.35
52-Week Range		8.99-5.3
Shares Out (Mill)		1.170
Ave Volume LTM		700
Market Capitalization (Mil)	\$	9.8
Equity/Assets		5.2%
Institutional Holdings		na
Insiders Holdings		32%
Book Value per Share	\$	7.69
Dividend Yield		no dividend

Valuation

	Current
P/E (LTM)	16.6
P/B (LTM)	1.09



Operating Data

	1998	1999	2000	2001	1Q01	1Q02	Growth
Ttl Assets	\$56.0	\$97.9	\$110.1	\$ 148.2	\$138.1	\$174.3	26.21%
Net Interest Margin	na	3.7%	3.1%	3.4%	3.1%	3.3%	6.15%
Eff Ratio	1.05	1.59	0.96	0.84	0.91	0.80	-12.10%
EPS	\$0.44	-\$1.55	-\$0.32	\$0.37	\$0.00	\$0.14	3988.62%
ROAA	na	-4.37%	-0.36%	0.31%	0.01%	0.41%	3237.58%
ROAE	na	-19.67%	-4.60%	4.86%	0.19%	7.31%	3772.05%
Reserve Provision/Loans	na	1.50%	1.33%	1.30%	1.31%	1.33%	1.59%

Based in Muskegon, Michigan, Community Shores Bank Corporation ("CSHB") is the holding company for Community Shores Bank, a Michigan-chartered bank with FDIC coverage. The Bank commenced operations on January 18, 1999 and had over \$138 million in total assets at Aug. 30, 2001. CSHB serves the greater Muskegon market with offices in Muskegon (headquarters location), and Grand Haven (Northern Ottawa County), Michigan. A third location was opened in the 1st quarter of 2001 in North Muskegon.

Operating Data

Company	Symbol	Total Assets	Net Int Margin	Eff. Ratio	ROAA	ROAE	Prov/Loans
Community Shores	CSHB	\$174.3	3.3%	0.80	0.41%	7.31%	1.33%
Peer Group Avg*		\$143.1	3.1%	0.75	0.52%	2.45%	na
Selected Peers							
Shore Financial	SHBK	\$142.9	3.77%	0.62	0.99%	8.89%	0.42%
North Bancshare	NBSI	\$136.8	2.67%	0.82	0.36%	3.83%	0.49%

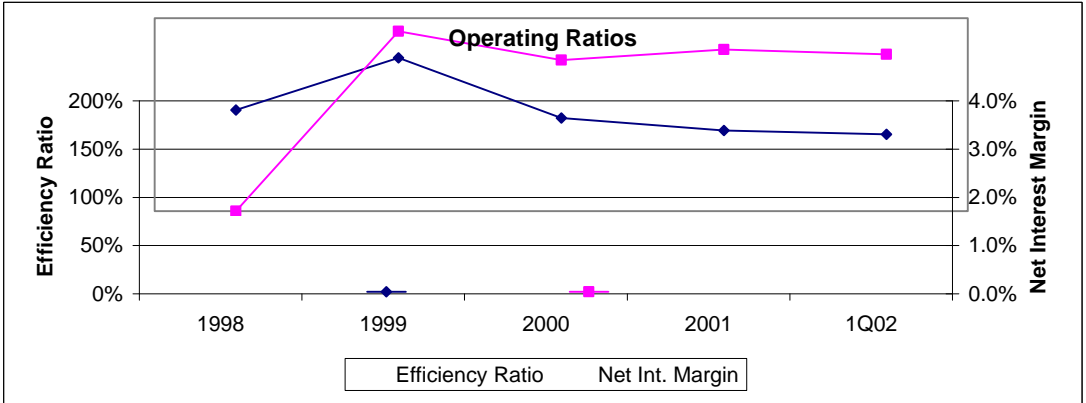
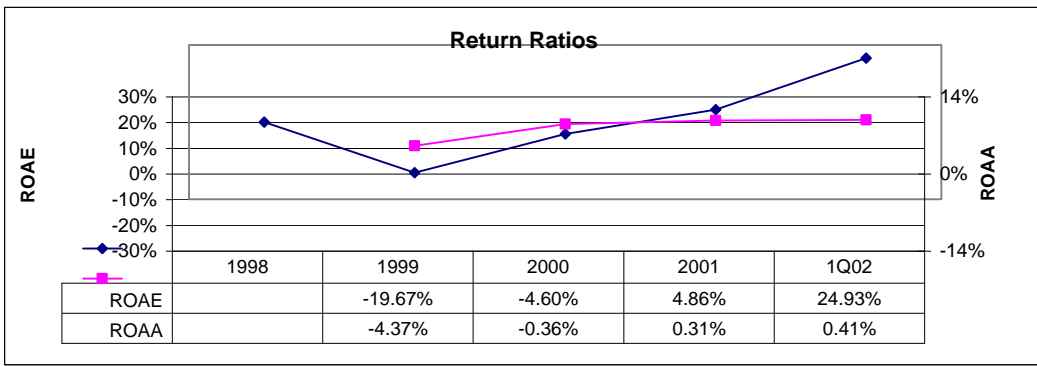
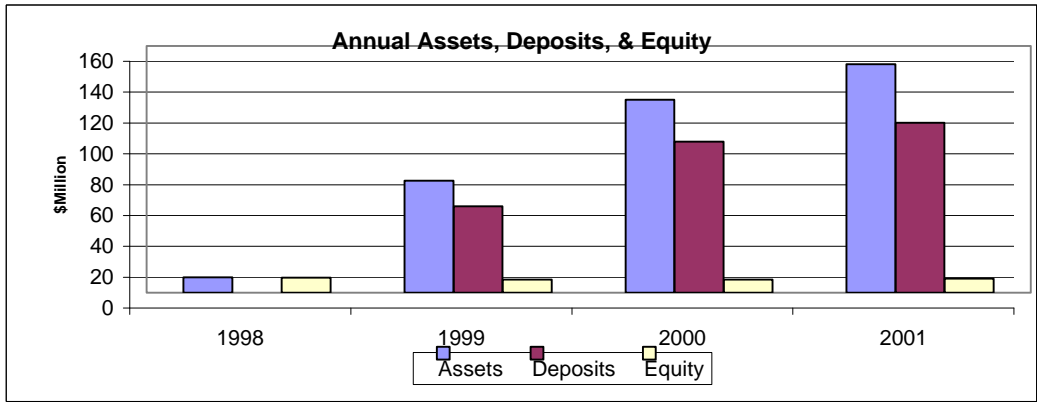
(* Peer group consists of banks in the Baseline database with assets between \$130-160 million.)

1Q 2002 Results

CSHB posted its sixth consecutive quarter of profitability in 1Q02, despite a declining interest rate environment. EPS was in line with projections at \$0.14 per share and continues to show significant improvements over the year-earlier quarter. Among the quarter's highlights are the following:

- (1) Net interest margin improved from 3.06% to 3.25% as deposits re-priced faster than loans.
- (2) Non-interest income grew 11.8% compared to 1Q01 as the bank continued to increase service charge income as a result of its fast-growing deposit base.
- (3) Efficiency ratio continued improving to 0.80 in 1Q02, compared to 0.91 in 1Q01.
- (4) Annualized net interest margin ("NIM") declined from the peak levels achieved in 3Q01 and 4Q01, which peaked as deposits re-priced faster than loans in a declining interest rate environment. However, the 1Q02 NIM still shows considerable improvement over the 1Q01 level.
- (5) Non-interest expenses increased 13.0% compared to 1Q01, and increased 3.7% compared to 4Q01, primarily due to increased salary and benefits and an increase in Other operating expenses (including supplies, bank fees, loan expenses, outside services, directors fees and NSF losses). The increase in non-interest expense reflects normal growth in the bank's operations and is in line with growth in income and assets. CSHB opened its third branch on January 16, 2001.

All data courtesy of Baseline



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