

# RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. II NO. 8

August 1991

L. William Seidman, Chairman

David C. Cooke, Executive Director

- \* **RTC Meets Asset Sales Goals One Month Early, and Closes 211 Thrifts from January through September**
- \* **563 Thrifts Closed by RTC From its Inception in August 1989 Through September 1991. 18 million deposit accounts have been protected**
- \* **Recoveries from Asset Sales and Principal Collections, Net of Assets Put Back to RTC, Total \$7 Billion in August, \$187 Billion Since Inception**

## RTC CASELOAD

In August, the RTC closed 44 savings associations. The RTC also took 8 institutions into its conservatorship program. As a result, the number of conservatorship institutions dropped to 135 at the end of August. These resolutions increased the number of receiverships to 511 at the end of August.

## ASSET INVENTORY

On August 31, there were \$158 billion of assets under RTC management, including both conservatorships and receiverships. The total consisted of: \$26 billion in cash and securities, \$33 billion in performing 1-4 family mortgages, \$34 billion in other performing loans, \$28 billion in delinquent loans, \$20 billion in real estate, \$7 billion in investments in subsidiaries, and \$11 billion in other assets.

The 135 conservatorships held \$72 billion in gross assets on August 31, 1991. Of the total, cash and securities (including a substantial amount pledged as collateral against borrowings) represented 27%; performing 1-4 family mortgages, 23%; other performing loans, 22%; delinquent loans, 11%; real estate, 10%; investments in subsidiaries, 3%; and other assets, 4%.

### **RTC August Caseload** (\$ in billions)

	Number	Assets	Liabilities	Deposits
End of July	166	\$73.1	\$78.8	\$60.2
New Conservatorships	8	9.9	11.1	7.9
Resolved Cases *	44	8.5	10.4	8.2
End of August	135	\$72.3	\$80.4	\$60.8

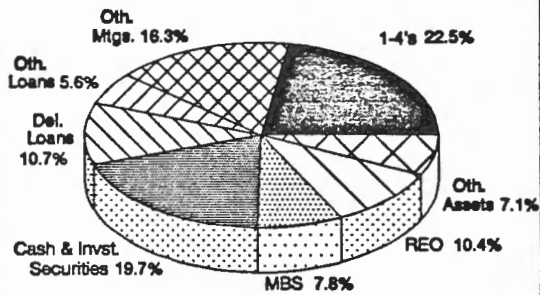
Assets based on preliminary 8/31/91 and 7/31/91 financial reports.

Liabilities and Deposits based on 7/31/91 financial reports.

\* Includes five Accelerated Resolution Program (ARP) cases.

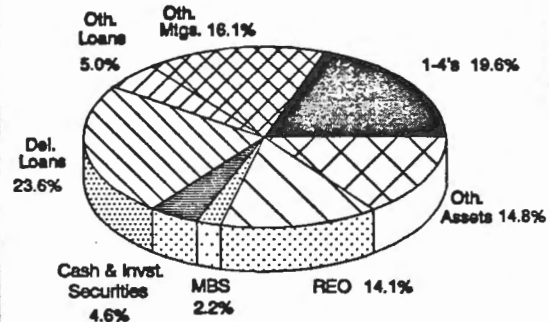
# **CONSERVATORSHIP, RECEIVERSHIP ASSETS** **UNDER RTC MANAGEMENT** **As of August 31, 1991**

## **CONSERVATORSHIPS** **As of August 31, 1991**



(Percentage Of Gross Assets)

## **RECEIVERSHIPS** **As of August 31, 1991**



(Percentage Of Gross Assets)

## **CONSERVATORSHIP INSTITUTIONS** **(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.	\$ 14.2	19.7%
Mtg. Backed Sec.	5.6	7.8
Perf. Lns. - Total	32.1	44.4
1-4 Family Mtgs.	16.2	22.5
Cstrn. & Land	1.7	2.4
Other Mtgs.	10.1	13.9
Other Loans	4.0	5.6
Del. Lns. - Total	7.7	10.7
1-4 Family Mtgs.	0.9	1.2
Cstrn. & Land	2.3	3.1
Other Mtgs.	3.4	4.7
Other Loans	1.2	1.6
Real Estate Owned	7.5	10.4
Subsidiaries	2.1	2.9
Other Assets	3.1	4.3
<b>Gross Assets</b>	<b>\$ 72.3</b>	<b>100.0%</b>

Data based on preliminary 8/31/91 information  
 Number of Institutions: 135

## **RECEIVERSHIP INSTITUTIONS** **(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec. *	\$ 4.0	4.6%
Mtg. Backed Sec.	1.9	2.2
Perf. Lns. - Total	35.1	40.7
1-4 Family Mtgs.	16.9	19.6
Cstrn. & Land	2.2	2.6
Other Mtgs.	11.7	13.6
Other Loans	4.3	5.0
Del. Lns. - Total	20.4	23.6
1-4 Family Mtgs.	2.7	3.1
Cstrn. & Land	7.4	8.6
Other Mtgs.	7.7	8.9
Other Loans	2.6	3.0
Real Estate Owned	12.2	14.1
Subsidiaries	4.6	5.3
Other Assets	8.2	9.5
<b>Gross Assets</b>	<b>\$ 86.2</b>	<b>100.0%</b>

Data based on preliminary 8/31/91 information  
 Number of Institutions: 511

\* Excludes \$6.6 billion in cash and cash-equivalents accumulated from receivership collections.

The 511 receiverships held \$86 billion in assets on August 31. Because many of the relatively marketable assets have been sold before an institution enters a receivership, most of the assets retained by the RTC in receivership consisted of lower quality, less marketable assets. Thus, real estate and delinquent loans represented 38% of receivership assets. Cash, securities, and performing 1-4 family mortgages represented only 26% of receivership assets. Moreover, a substantial amount of the securities and performing mortgages in receiverships were junk bonds and substandard loans. The \$86 billion excludes approximately \$7 billion in cash and liquid investments accumulated from receivership collections which are available for payment of expenses and dividends to creditors.

### **THRIFT CLOSINGS**

The RTC closed 44 institutions in August and 52 institutions in September. The RTC has closed 211 institutions from January through September 1991, reaching its goal of closing 205-245 institutions during that period.

As of the end of August, RTC resolutions have protected 16.5 million deposit accounts from financial loss. These accounts had an average account balance of \$10,800.

The 44 resolutions in August brought the total number of thrift closings to 511 from the establishment of the RTC in August 1989 through August 31, 1991. These thrifts held \$159 billion in assets at the time of closure. Of the total, \$37 billion of assets, or 23%, were sold to acquirers (after taking into account assets returned thus far to the RTC under put back provisions of resolution transactions). Additional assets may be returned to the RTC in future months.

Estimated resolution costs for the 511 closed thrifts totalled \$66.7 billion, 36% of their total liabilities at the time of resolution. If the

insured deposits of all 511 institutions had been paid out to depositors, the estimated resolution cost would have been \$68.9 billion. The \$2.2 billion difference represented the estimated savings, or premiums, over insured deposit payout costs. These savings were equal to 2% of core deposits, represented by deposits with balances below \$80,000.

Of the 511 cases, 284 were purchase and assumption transactions (P&As), in which all deposits, certain other liabilities, and a portion of the assets were sold to acquirers. Another 149 were insured deposit transfers (IDTs), in which the acquiring institutions served as paying agents for the RTC, established accounts on their books for the depositors of the failed institutions, and acquired some of their assets in many cases. The remaining 78 were insured deposit payouts (POs) in which the RTC directly paid depositors their insured deposits and retained all of the assets.

The P&A transactions included 20 Accelerated Resolution Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

The 52 resolutions in September brought the total resolutions from inception to September 30, 1991, to 563. Through these resolutions, the RTC has protected 18 million deposit accounts.

### **ASSET REDUCTIONS**

In August, the proceeds of asset sales and other principal collections were \$8.8 billion. This included sales and principal collections in conservatorship institutions, assets passed to acquirers of resolved thrifts, and sales and principal collections in receivership. Due to asset putbacks of \$1.6 billion, net asset collections were \$7.3 billion in August.

August activity brought total cash proceeds from asset sales and principal collections to \$70 billion for 1991. The corresponding book value reduction from these sales and principal collections amounted to \$75 billion. The RTC had set a goal of \$75 billion in book value reductions for the nine month period from January through September. Thus the RTC met its goal one month ahead of schedule.

August activity brought total sales and principal collections since inception to \$187 billion, net of putbacks to date. As noted earlier, additional assets may be returned to the RTC under unexpired putback provisions of resolution transactions.

The \$187 billion represented 55% of the total assets of all 646 institutions taken over by the RTC at the time they came under its control. The comparable figure for the 511 resolved institutions was considerably higher -- 64% -- reflecting the volume of assets passed at resolution and the amount of time that these institutions have been under RTC control. For the 135 conservatorships existing on August 31, sales and principal collections from inception through August were only 33% of beginning assets.

August sales and collections of \$8.8 billion included \$2.1 billion in sales proceeds from conservatorships, \$1.8 billion in other conservatorship asset collections, \$2.0 billion in resolution sales, and \$3.0 billion in receivership sales and principal collections.

Since its inception, the RTC disposed of \$66 billion through conservatorship sales, \$51 billion in other conservatorship collections, \$37 billion in resolution sales (net of putbacks), and \$33 billion in receivership sales and principal collections. From inception through August, the RTC disposed of \$85 billion in securities, \$72 billion in mortgages, \$16 billion in nonmortgage loans, \$6 billion in real estate, and \$8 billion in other assets.

## **ASSET PUTBACKS**

Assets put back to the RTC in August, primarily from assets passed to acquirers in earlier months, totalled \$1.6 billion. From the inception of RTC through August, asset putbacks totaled \$20.4 billion, which is about 35% of the assets initially passed to acquirers. On August 31, 1991, outstanding assets subject to put totalled \$8.3 billion. The \$8.3 billion represent assets that the RTC might be required to purchase from acquirers of failed thrifts over the next few months. Due to changes in the way that the RTC has been marketing failed institutions, assets subject to put have dropped over the last three months from \$10.7 billion on May 31, 1991, to the current figure of \$8.3 billion.

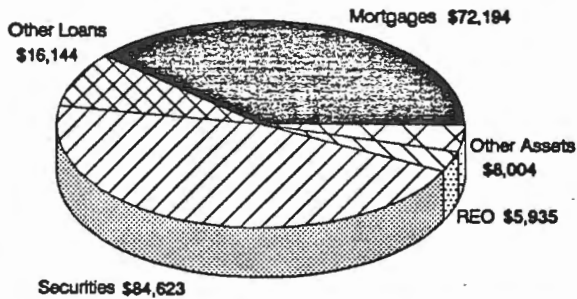
## **MAJOR ASSET SALES**

Some recent RTC asset sales include:

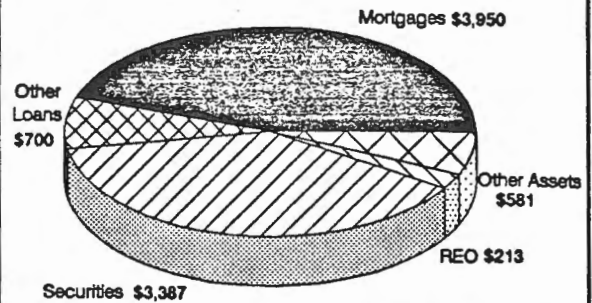
- \* Murray Mortgage Company was sold to STM Mortgage Company, Dallas, TX, for \$58.5 million. The sale included substantially all of Murray Mortgage Company's assets, including \$2.6 billion in mortgage servicing rights. The mortgage company was a subsidiary of Murray Federal Savings and Loan Association, Dallas, TX, which was resolved by the RTC on June 8, 1990.
- \* A tract of 457 acres was sold to Jim Sowell Construction Company, Inc. of Dallas, TX, for \$7.8 million in an all-cash transaction. The land was an asset retained by the RTC following the resolution of University Federal Savings and Loan Association, Houston, TX, on October 13, 1989.
- \* Woodway Square, consisting of 34.6 acres of developed residential land, was sold to THC Capital Associates, Houston, TX, for \$15.5 million. The property was an asset retained by the RTC following the resolution of San Jacinto Savings Association, Bellaire, TX, on September 27, 1991.

**ASSET COLLECTIONS**  
**CONSERVATORSHIPS, RESOLUTIONS AND RECEIVERSHIPS**  
**SALES AND COLLECTIONS**  
(DOLLARS IN MILLIONS)

**INCEPTION 1989 THROUGH AUGUST 1991**  
(\$ in millions)



**AUGUST 1991**  
(\$ in millions)



**Inception Through August 1991**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales (Net) *	Sales & Collections	
Securities	\$42,785	\$22,856	\$12,679	\$6,303	\$84,623
Mortgages	14,221	19,817	20,418	17,739	72,194
Other Loans	3,434	6,929	2,524	3,257	16,144
REO	4,424	0	35	1,476	5,935
Other Assets	1,321	1,482	1,474	3,747	8,004
<b>TOTALS</b>	<b>\$66,185</b>	<b>\$51,084</b>	<b>\$37,130</b>	<b>\$32,521</b>	<b>\$186,899</b>

**August 1991**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$759	\$979	\$1,219	\$430	\$3,387
Mortgages	985	574	549	1,842	3,950
Other Loans	213	149	131	207	700
REO	104	0	5	105	213
Other Assets	23	103	56	400	581
<b>TOTALS</b>	<b>\$2,084</b>	<b>\$1,805</b>	<b>\$1,960</b>	<b>\$2,984</b>	<b>\$8,832</b>

**1991 Year to Date**

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$10,823	\$9,167	\$5,126	\$2,843	\$27,959
Mortgages	6,458	4,861	7,455	12,287	31,061
Other Loans	1,213	1,669	735	1,934	5,550
REO	1,034	97	7	898	2,036
Other Assets	250	812	300	2,295	3,657
<b>TOTALS</b>	<b>\$19,779</b>	<b>\$16,606</b>	<b>\$13,622</b>	<b>\$20,258</b>	<b>\$70,263</b>

\* Net Resolution Sales are net of all putbacks recorded to date.

**RESOLUTION SALES  
&  
ASSET PUTBACKS  
(DOLLARS IN MILLIONS)**

<u>Inception Through August 1991</u>				<u>1991 Year to Date</u>			
	Gross Resolution Sales	Asset Putbacks	Net		Gross Resolution Sales	Asset Putbacks *	Net
Securities	\$13,580	\$882	\$12,679	Securities	\$5,126	\$771	\$4,354
Mortgages	38,406	15,988	20,418	Mortgages	7,455	7,277	178
Other Loans	5,633	3,110	2,524	Other Loans	735	1,067	(332)
REO	78	43	35	REO	7	22	(16)
Other Assets	<u>1,881</u>	<u>406</u>	<u>1,475</u>	Other Assets	<u>300</u>	<u>258</u>	<u>43</u>
TOTALS	\$57,559	\$20,429	\$37,130	TOTALS	\$13,622	\$9,394	\$4,228

\* Asset putbacks during 1991 year to date include assets put back from resolutions prior to 1991 as well as 1991 resolutions.

Note: Data on asset putbacks and sales exclude some assets returned to the RTC by acquirers during the month of resolution which are not recorded as sales.

- \* The Pima Federal Financial Plaza in Tucson, AZ, was sold to Sunquest Information Systems, Inc., Tucson, AZ, for \$5.4 million. The building was the corporate headquarters of the former Pima Federal Savings and Loan Association, Tucson, AZ, which was retained by the RTC following the institution's resolution on February 15, 1991.
- \* An 84,000 square-foot high-tech research and development building in Tustin, CA, was sold to Patel/King Investments, Tustin, CA, for \$4.8 million. The building was an asset retained by the RTC following the resolution of Huntington Federal Savings and Loan Association, Huntington Beach, CA, on June 22, 1990.
- \* A portfolio of real estate loans, containing 857 junior lien real estate loans, was sold to Valley National Bank of Arizona, Phoenix, AZ, for \$15 million. The loan portfolio was an asset retained by the RTC following the resolution of ABQ Federal Savings Bank, Albuquerque, NM, on March 1, 1991.

## **SOURCES AND USES OF FUNDS**

From its inception through August 31, 1991, the RTC obtained \$165.4 billion in funds from the following external sources: \$50.1 billion in FIRREA appropriations, \$30 billion in funding from the Resolution Trust Corporation Funding Act of 1991, and \$58.8 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained \$26.5 billion in recoveries from receiverships.

The FIRREA appropriations include \$30.1 billion from REFCORP, \$18.8 billion in Treasury funding and \$1.2 in FHLB contributions. The Resolution Trust Corporation Funding Act of 1991 provided for an additional \$30 billion in loss funds through Treasury appropriations.



Working capital, obtained from the FFB, is used for the temporary funding of assets retained by the RTC when institutions are resolved. Working capital has also been used to replace high-cost liabilities and meet liquidity needs of conservatorship institutions. The RTC's outstanding borrowings and other liabilities are subject to a limitation prescribed by FIRREA.

The 511 resolutions through August 31 required outlays of \$142.1 billion from the RTC. Outstanding advances to conservatorships existing at the end of August totalled \$5.3 billion. Interest on FFB borrowings was \$3.6 billion. This left \$14.7 billion in cash on hand on August 31.

## **NEWS NOTES**

### **RTC BOARD OF DIRECTORS APPROVES ASSET SALES DISCLOSURE GUIDELINES**

On September 10, the RTC Board of Directors instructed the staff that the corporation's practice will be to expand public disclosure of certain asset sales information. The information to be disclosed following the settlement of future sales transactions consists of the asset sales prices, the purchasers' identities, the losing bidders' identities, and the losing bid amounts. The losing bidders' identities will not be linked to their bid amounts. The one exception concerns securities sales information, which will be released 30 days after settlement.

The Board's action follows a 60-day public comment period during which 66 letters were received. Most of the comments favored disclosure of all asset sales information, except securities-related information, following settlement. A number of securities firms commented that a delay in releasing the information on securities sales would enable them to command the best price on resale.

### **SOURCES AND USES OF FUNDS (\$ in billions) Inception through September 3, 1991**

#### **SOURCES:**

Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.1
FFB Borrowings	58.8
Funds from RTC Funding Act of 1991	30.0
Total External Sources	138.9
Recoveries from Receiverships	26.5
<b>TOTAL SOURCES</b>	<b>\$165.4</b>

#### **USES:**

Resolutions and Receivership Funding	\$ 142.1
Conservatorship Advances Outstanding *	5.3
FFB Interest	3.6
Other Disbursements (Net)**	-0.3
<b>TOTAL USES</b>	<b>150.7</b>
<b>NET CASH AVAILABLE</b>	<b>\$ 14.7</b>

\* Conservatorship balances are net principal balances outstanding.

\*\* Includes expenses paid on behalf of conservatorships and other corporate disbursements, less interest payments and expense reimbursements received from conservatorships and other sources.

The comment letters are available for inspection in the RTC's Reading Room.

The RTC will continue to issue press releases on major sales transactions and will, in response to written requests, retrieve asset sales information from offices where the sales records are located. For asset sales information not covered in the press releases, written requests should be addressed to the RTC's Reading Room.

### **FORMER OFFICIALS OF MINNESOTA THRIFT CONVICTED OF FRAUD**

A federal jury in St. Paul, Minnesota, has convicted four former top senior executives from Midwest Federal Savings and Loan in Minneapolis on numerous felony charges stemming from the thrift's collapse in February 1989. Guilty verdicts were handed down against Harold W. Greenwood, Jr., former chairman, president, and chief execu-

tive officer; Greenwood's daughter, Susan Greenwood Olson, former vice president of corporate banking; Charlotte Masica, former executive vice president, managing officer and member of the board of directors; and Robert A. Mampel, former senior vice president in charge of the corporate banking department.

The four defendants were convicted of violation of the Racketeer Influenced and Corrupt Organizations Act (RICO), conspiracy to defraud the U.S., wire fraud, securities fraud, misapplication of bank funds, false statements to federal regulators and making false entries into the bank's records. Under the RICO forfeiture provisions, the jury also awarded the government approximately \$4 million, which includes salaries, bonuses, and other compensation to defendants collected during the conspiracy.

The racketeering count carries a sentence of up to 20 years, and most of the other counts have maximum sentences of five years and/or a \$250,000 fine.

#### **RTC ACCEPTS PURCHASE OFFER FOR NINE PARCELS OF LAND FROM NATURE CONSERVANCY OF TEXAS**

The RTC has accepted a \$15.5 million cash offer from The Nature Conservancy of Texas (TNC) to purchase nine Austin-area properties, consisting of approximately 10,155 acres of land. The undeveloped land will be set aside as open-space preserves for several endangered species.

The nine properties secured acquisition and development loans made by six failed savings and loans which are now RTC receivership or conservatorship institutions. The borrowers had planned to develop these properties for residential and commercial use.

The viability of these development plans was questionable because seven endangered

species live on these properties; these species are subject to habitat protection under the Endangered Species Act. The RTC's sale of the properties to the TNC will protect the wildlife habitat while permitting development of the adjoining properties. Currently, the RTC owns or controls approximately 102 properties within western Travis County, Texas, comprising about 19,000 acres.

Further details about the transaction will not be available until the sale is consummated. The deal is not expected to close before mid-1992. The lengthy period required before settlement will allow the TNC and the involved local government entities to complete funding arrangements and establish the physical boundaries of the preserves.

#### **RTC PROPOSES AMENDMENT TO APPRAISAL REGULATION**

On September 11, the RTC Board of Directors proposed revisions to existing regulations requiring appraisals prepared by licensed or certified appraisers prior to the sale of real estate valued at \$50,000 or more. The proposed changes would reduce the number of appraisals that must be conducted by a certified or licensed appraiser.

The proposed revisions are comparable to those recently proposed by the FDIC and other financial institutions' regulatory agencies. If adopted, the changes would: (1) raise the threshold below which the services of an appraiser would not be required from \$50,000 to \$100,000; (2) permit the use of appraisals prepared for loans insured or guaranteed by an agency of the federal government; and (3) clarify that the appraisal regulation does not apply to mineral rights, timber rights, or growing crops.

Written comments regarding the proposal will be accepted until November 18, 1991. Comments should be addressed to John M.



Buckley, Jr., Executive Secretary, RTC, 801 17th Street, N.W., Washington, D.C. 20434-0001, or may be hand-delivered to Room 314 on business days between 9:00 a.m. and 5:00 p.m. Comments may be inspected in the RTC's Reading Room on business days between 9:00 a.m. and 5:00 p.m.

### **RTC TO AUCTION 14 PREMIER COMMERCIAL PROPERTIES WITH AN ESTIMATED RECOVERABLE VALUE OF \$100 MILLION**

The RTC announced on September 16 that it will auction 14 of the finest properties in its commercial real estate portfolio on November 21, in Palm Springs, California. Properties included in this "Premier Commercial Auction" range from a resort hotel in Palm Springs, to Class A office buildings in Kansas City, Dallas, and San Antonio. A shopping center on Florida's east coast also will be for sale. The 14 properties are located in California, Arizona, Texas, Missouri, Ohio, and Florida. Reserve prices ranging from \$3 million to approximately \$17 million have been set and will be publicly available for each of the properties. Kennedy-Wilson, a leading nationwide marketing firm, and CB Commercial, a national commercial real estate brokerage firm, will market the properties and conduct the auction.

To explain the auction process and encourage widespread participation within the real estate brokerage community, a series of "Broker Awareness Seminars" will be held in Miami, Kansas City, Dallas, Phoenix, Los Angeles, and Orange County, California. Representatives of the RTC, Kennedy-Wilson, and CB Commercial will be available to provide auction information and answer questions about the properties.

In addition, four-color brochures and catalogues with an overview of the properties and terms and conditions of the sale are available. Comprehensive informational and "due

diligence" packages for each property have been prepared by CB Commercial. These packages may be purchased for \$100 each from Kennedy-Wilson. Kenneth Leventhal & Company, the nation's 10th largest accounting firm, assisted the RTC in determining real estate properties to be auctioned.

Seller financing from the RTC will be available for all purchasers except where assumable financing exists. Prospective bidders are encouraged to preapply for RTC financing because it will allow them to purchase property with a financing contingency in the sales contract.

To obtain a copy of the "Premier Commercial Auction" brochure or catalogue, or a schedule of broker seminars, contact Kennedy-Wilson at 1-800-522-6664. The auctioneer has retained the firm of Casey & Sayre to assist in promotional activities; press inquiries on auction events should be directed to Sydney Knott at (213) 457-3676. Press information kits on the auction are available from Kennedy-Wilson through Ms. Knott.

### **RTC SELLS HIGH-YIELD BONDS THROUGH A COLLATERALIZED BOND OBLIGATION**

The RTC completed its first collateralized bond obligation transaction (CBO) involving 25 institutional investors worldwide in a private placement sale. High-yield bonds from portfolios of 15 RTC conservatorship and receivership institutions serve as collateral for the CBO. These high-yield bonds have a total par value of \$253 million, an average coupon of 12.37 percent, and an average Moody's rating of B2. By collateralizing these bonds, the RTC was able to sell a significant amount of illiquid bonds at an attractive price without adversely affecting the markets. In addition, the RTC recovered \$194.5 million from this transaction.

The CBO is structured so that if the quality of any of the high-yield bonds backing the CBO declines significantly, the bonds will be sold and the proceeds will be used to pay down the CBO notes. Any surplus cash flows from the collateral not required to pay principal and interest on the CBO notes will be returned to the RTC. The notes issued are in three tranches: \$35 million of 8.33 percent Series A-1 Senior Secured Notes, \$125 million of 9.98 percent Series A-2 Senior Secured Notes, and \$34.5 million of 11.60 percent Series B Subordinated Secured Notes. The notes are due on February 1, 2004.

### **RTC TO AUCTION COMMERCIAL PROPERTY IN FOUR STATES**

The RTC will conduct a series of commercial real estate auctions this fall in St. Louis, Missouri; Oklahoma City, Oklahoma; Dallas and San Antonio, Texas; and Denver, Colorado. Approximately 40 properties, including office buildings, shopping centers, bank buildings, and hotels, valued at nearly \$40 million will be offered. List prices range from \$300,000 to \$3 million. Auction dates will be announced shortly.

The commercial properties are assets of various failed savings and loan associations and include: Magic Court Shopping Center, San Antonio, Texas; The Market Place, Vail Colorado; Midtown Plaza Office Center, Norman, Oklahoma; and a three-story office/banking facility in St. Peters, Missouri.

RTC seller financing will be available to qualified buyers. The RTC has selected Sheldon Good & Company, Chicago, Illinois, to conduct the auctions. To obtain a list of the properties and for more information, contact the auctioneer at 312-346-1500.

### **FURTHER INFORMATION**

All RTC public documents, including RTC press releases and policy statements, are available from the RTC Reading Room at 202-416-6940. Written requests should be mailed to the RTC Reading Room; 801 17th Street, NW; Washington, DC 20434-0001.

To receive the RTC Review monthly, write to: RTC Office of Corporate Communications, Rm. 801; RTC Review Mailing List; 801 17th Street, NW; Washington, DC 20434-0001.

All RTC news releases are also available through FaxMedia, a facsimile dial-up service. To access FaxMedia, interested individuals can dial 301-670-0088 from their fax machine's telephone handset. Following the voice prompts, individuals should enter "77" to select the RTC News Release Library index, which will be printed from their fax machine. To retrieve the desired news releases, individuals should redial the FaxMedia number listed above and enter the numbers of the news releases they want to receive. Users have 24-hour access to RTC news releases through FaxMedia, and are responsible for all phone charges.

**RTC Resolutions**  
**Inception to August 31, 1991**  
(dollars in billions)

Deal Type *	Number of Cases	Total Assets	Estimated Savings Over Payout Cost	Estimated Savings/ Core Deposits **	Percentage of Assets Passed***	Total Deposits	Number of Accounts (000's)
IDT	149	\$25.3	\$0.1	.61 %	11.41 %	\$26.1	2,808
PA	284	126.7	2.1	2.39	27.03	118.8	13,153
PO	78	7.0	0	0	0	8.6	554
<b>Total</b>	<b>511</b>	<b>\$159.0</b>	<b>\$2.2</b>	<b>1.98 %</b>	<b>23.36 %</b>	<b>\$153.5</b>	<b>16,515</b>

\* Deal Type:

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payout

\*\* Core deposits are estimated as deposits with balances below \$80,000.

\*\*\* Assets passed are net of putbacks.

Note: Asset and estimated cost data reflect post-closing revisions and may differ from data previously released. Total Deposits and Number of Accounts are as of the quarter before resolution.

**Commonly Called RTC Telephone Numbers**

National Sales Center	(202) 416-4200
Real Estate Information Center and Orders for Asset Inventory	(800) 431-0600
Asset Specific Inquiry Service	(800) 782-3006
Bulk Sales Information	(800) 782-8806
Securities Sales (Capital Markets)	(202) 416-7554
Contracting Office	(800) 541-1782
Inquiries Regarding S&Ls for Sale	(800) 782-4033
Office of Corporate Communications - Media Inquiries	(202) 416-7566

Low Income Housing Program	(202) 416-7348
Reading Room - Public Information	(202) 416-6940
Main Operator	(202) 416-6900
RTC Western Regional Office	(800) 283-7823
RTC Southwestern Regional Office	(800) 782-4674
RTC North Central Regional Office	(800) 365-3342
RTC Eastern Regional Office	(800) 234-3342

Note: Regions are as follows:

West - AZ, CA, CO, HI, NM, NV, UT

Southwest - TX

North Central - AK, AR, IA, ID, IL, IN, KS, KY, LA, MI, MN, MO, MS, MT, ND, NE, OH, OK, OR, SD, WA, WI, WY

East - AL, CT, DC, DE, FL, GA, MA, MD, NC, NH, NJ, NY, PA, PR, RI, SC, TN, VA, VT, WV

**RTC Resolutions**  
**August 1991**  
(Dollars in Millions)

Institution Name / City / State	Deal Type*	Resolution Date	Acquirer Name / City / State	Total Assets	Estimated Resolution Cost	Assets Passed to Acquirers Net of Putbacks	Percentage of Assets Passed
First Northern Coop. Bk, FSB, Keene, NH	PA	08/02/91	Granite Bank, Keene, NH	\$73.5	\$19.6	\$60.9	82.84%
Mercer FSB, Trenton, NJ	PA	08/02/91	Pulawski SB, SLA, South River, NJ	42.4	23.5	8.0	18.91%
Jennings FSA, Jennings, LA	IDT	08/02/91	American Bank, Welsh, LA	28.0	13.0	0.1	0.20%
Alacosa FSB, Jourdanon, TX	PO	08/02/91	Payout	24.8	8.9	0.0	0.00%
Timberland FSA, Necogdoches, TX	IDT	08/02/91	Citizens Bank, Ruek, TX	11.3	13.9	2.8	24.32%
Florida FSB, FSB, St. Petersburg, FL	PA	08/02/91	First Union Corp., Charlotte, NC	2,169.2	555.0	191.1	8.81%
TexasBanc FSB, Conroe, TX	IDT	08/02/91	Guaranty FSB, Dallas, TX	100.5	308.1	16.4	16.30%
Peoples Homestead SB, FSB, Monroe, LA	IDT	08/02/91	Branch Sale to various institutions	118.1	98.4	7.5	6.34%
Trident FS&LA, FA, Newark, NJ	PA	08/02/91	Collective FSB, Egg Harbor, NJ	38.2	8.5	17.3	45.28%
First FSA of Wewoka, Wewoka, OK	PA	08/02/91	First State Bank, Harrah, OK	25.3	5.3	1.8	7.26%
Civic FSB, Portsmouth, OH	PA	08/02/91	Branch Sale to various institutions	51.5	19.5	17.2	33.33%
Unity S&LA, FA, Beverly Hills, CA	PA	08/02/91	Branch Sale to various institutions	356.3	57.3	85.7	24.04%
Santa Barbara FS&LA, Santa Barbara, CA	PA	08/09/91	Bank of America NTSA, San Francisco, CA	1,728.3	270.5	403.0	23.32%
Larchmont FSLA, Larchmont, NY	PA	08/09/91	Peoples Westchester SB, Hawthorne, NY	122.7	0.0	122.8	99.96%
Freedom SA, FA, Columbus, OH	PA	08/09/91	Branch Sale to various institutions	169.3	49.4	85.1	50.29%
The Federal Savings Banc, FA, Arlington, TX	PO	08/09/91	Payout	52.9	38.7	0.0	0.00%
Hidalgo FS&LA, Edinburg, TX	PA	08/09/91	Int'l Bank & San Benito B&TC, McAllen, TX	141.8	52.4	28.4	20.00%
First FSA of Waynesboro, Waynesboro, TN	PA	08/09/91	Wayne County Bank, Waynesboro, TN	15.8	2.1	13.7	86.20%
Peoples FSA, FA, Bay St. Louis, MS	PA	08/09/91	Hancock Bank, Gulfport, MS	39.7	2.4	17.3	43.55%
Continental FS&LA, Oklahoma City, OK	PA	08/09/91	Branch Sale to various institutions	260.0	226.5	117.8	45.32%

**RTC Resolutions**  
**August 1991**  
(Dollars in Millions)

Institution Name / City / State	Deal Type*	Resolution Date	Acquirer Name / City / State	Total Assets	Estimated Resolution Cost	Assets Passed to Acquirers Net of Putbacks	Percentage of Assets Passed
Executive Banc SA, FA, New Braunfels, TX	IDT	08/09/91	Victoria B&TC, Victoria, TX	9.6	4.2	0.4	3.89%
First FS&LA of Thief River Falls, Thief River Falls, MN	PA	08/09/91	No. State Bk of Thief Riv. Falls, Thief River Falls, MN	54.9	4.6	40.9	74.58%
Mutual Aid FS&LA, Manasquan, NJ	PA	08/16/91	Provident SB, Jersey City, NJ	56.6	25.5	16.0	28.33%
Great West, a FSB, Craig, CO	PA	08/16/91	First NB of Meeker, Meeker, CO	23.6	6.8	15.6	65.60%
Duval FSA, Jacksonville, FL	IDT	08/16/91	Branch Sale to various Institutions	303.3	155.2	9.9	3.27%
Southern FSB, Gulfport, MS	PA	08/16/91	Branch Sale to various Institutions	59.9	35.6	9.3	15.60%
Continental Savings, FS&LA, Bellaire, TX	PA	08/16/91	Kilgore FS&LA, Kilgore, TX	768.7	664.7	14.4	1.87%
Jonesboro FSA, Jonesboro, LA	PO	08/16/91	Payout	25.9	21.7	0.0	0.00%
State Federal SA, Tulsa, OK	PA	08/16/91	Branch Sale to various Institutions	218.9	104.4	85.6	39.11%
Citizens Security Bank, FA, Borger, TX	PA	08/16/91	Amarillo NB, Amarillo, TX	18.8	7.4	2.9	15.60%
Nowlin FSA, Ft. Worth, TX	PA	08/16/91	Comerica Bank-Texas, Dallas, TX	106.8	66.9	56.4	52.84%
First Southwest FS&LA, Tyler, TX	PA	08/23/91	Citizens Bank, Rusk, TX	27.4	7.2	17.0	62.08%
Progressive SB, FSB, Natchitoches, LA	PO	08/23/91	Payout	7.4	17.2	0.0	0.00%
Heritage FSA, Lamar, CO	PA	08/23/91	First NB in Lamar, Lamar, CO	31.5	12.6	8.6	27.41%
Merchants & Mechanics FSB, Springfield, OH	PA	08/23/91	Bank One, Columbus, OH	202.6	30.5	51.7	25.53%
Nassau FS&LA, Princeton, NJ	PA	08/23/91	Penn SB, FSB, Wyomissing, NJ	142.5	68.0	34.8	24.44%
Gold Coast FSB, Plantation, FL	IDT	08/23/91	Branch Sale to various Institutions	96.2	49.3	31.1	32.29%
First FS&LA, Mt. Vernon, OH	PA	08/23/91	First FS&LA of Wooster, Wooster, OH	68.8	4.7	66.5	96.71%
Old Borough FS&LA, Trenton, NJ	IDT	08/23/91	New Jersey NB, West Trenton, NJ	81.5	19.7	19.6	24.08%
Standard FSA, Houston, TX	PO	08/26/91	Payout	10.0	6.6	0.0	0.00%

**RTC Resolutions**  
**August 1991**  
(Dollars in Millions)

Institution Name / City / State	Deal Type*	Resolution Date	Acquirer Name / City / State	Total Assets	Estimated Resolution Cost	Assets Passed to Acquirers Net of Putbacks	Percentage of Assets Passed
Future FSB, Louisville, KY	PA	08/30/91	PNC Financial Corp., Pittsburgh, PA	390.1	45.0	194.9	49.96%
Edleon FSA, New York, NY	PA	08/30/91	Flushing SB, New York, NY	119.3	11.1	86.8	72.72%
Columbia Fed. Homestead Assoc., Metairie, LA	IDT	08/30/91	City B&T, New Orleans, LA	53.3	30.9	0.0	0.00%
Texarcana FS&LA, Texarcana, AR	PA	08/30/91	Citizens NB, Hope, AR	32.0	13.8	0.3	0.92%
<b>Total</b>				<b>8,479.6</b>	<b>3,184.4</b>	<b>1,959.3</b>	<b>23.11%</b>
<b>Grand Total-Inception through August 31, 1991</b>				<b>\$158,965.0</b>	<b>\$96,694.7</b>	<b>\$37,129.5</b>	<b>23.36%</b>

NA = Not Applicable

\* Deal Type:

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payout

Note: Assets and estimated cost data reflect post-closing revisions and may differ from preliminary data previously released.



**Beginning Assets and Asset Reductions  
Inception Through August 1991  
(\$ in billions)**

**511 Closed Institutions**

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$63.6	\$118.8	\$18.5	\$19.7	\$6.4	\$14.4	\$241.4
<u>Reductions During Conservatorship</u>							
Sales Proceeds.....	31.4	10.4	2.3	3.7	0.2	0.9	48.9
Payment & Maturities.....	14.1	16.1	5.2	0.0	0.4	0.2	36.1
Other Changes (Net) /1.....	(7.4)	3.8	(3.2)	2.2	(0.0)	2.0	(2.6)
Assets at Resolution.....	25.4	88.5	14.2	13.8	5.8	11.3	159.0
<u>Resolution &amp; Receivership Reductions</u>							
Assets Passed (Net of Putbacks).....	12.7	20.4	2.5	0.0	0.5	1.0	37.1
Assets Retained (After Putbacks).....	12.7	68.1	11.7	13.7	5.4	10.3	121.8
Principal Collections.....	6.3	17.7	3.3	1.5	1.0	2.8	32.5
Other Changes (Net) /2.....	0.6	1.8	1.5	0.1	(0.1)	(0.7)	3.1
Receivership Assets as of August 31, 1991.....	\$5.8	\$48.6	\$6.9	\$12.2	\$4.6	\$8.2	\$86.2

**135 Conservatorship Institutions**

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$33.9	\$42.5	\$7.9	\$7.5	\$3.3	\$4.2	\$99.3
<u>Reductions During Conservatorship</u>							
Sales Proceeds.....	11.4	3.9	1.2	0.7	0.1	0.1	17.3
Payment & Maturities.....	8.8	3.7	1.7	0.0	0.6	0.2	15.0
Other Changes (Net) /1.....	(6.0)	0.3	(0.2)	(0.7)	0.6	0.8	(5.2)
Conservatorship Assets as of August 31, 1991.....	\$19.8	\$34.6	\$5.2	\$7.5	\$2.1	\$3.1	\$72.3

**Beginning Assets and Asset Reductions  
Inception Through August 1991  
(\$ in billions)**

All 646 Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$97.5	\$161.3	\$26.3	\$27.2	\$9.7	\$18.7	\$340.7
<u>Reductions During Conservatorship</u>							
Sales Proceeds.....	42.8	14.2	3.4	4.4	0.3	1.1	66.2
Payment & Maturities.....	22.9	19.8	6.9	0.0	1.0	0.5	51.1
Other Changes (Net) /1.....	(13.4)	4.2	(3.4)	1.5	0.5	2.8	(7.8)
Assets at Resolution.....	25.4	88.5	14.2	13.8	5.8	11.3	159.0
<u>Resolution &amp; Receivership Reductions</u>							
Assets Passed (Net of Putbacks).....	12.7	20.4	2.5	0.0	0.5	1.0	37.1
Assets Retained (After Putbacks).....	12.7	68.1	11.7	13.7	5.4	10.3	121.8
Principal Collections.....	6.3	17.7	3.3	1.5	1.0	2.8	32.5
Other Changes (Net) /2.....	0.6	1.8	1.5	0.1	(0.1)	(0.7)	3.1
Conservatorship and Receivership Assets as of August 31, 1991.....	\$25.7	\$83.1	\$12.1	\$19.7	\$6.6	\$11.2	\$158.4

/1 Includes net losses on sales, charge-offs of goodwill and certain equity investments and other assets, accumulation and investment of cash, and new loans and asset purchases.

/2 Includes asset balance adjustments and principal losses.

/3 Excludes accumulation of approximately \$6.6 billion of receivership cash and investments available for the payment of expenses and dividends.