

RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. II NO. 10

October 1991

Albert V. Casey, President & CEO

David C. Cooke, Executive Director

- * **RTC Closed 11 Thrifts in October and 9 Thrifts in November.**
- * **583 Thrifts Closed by RTC from its Inception in August 1989 Through November 1991. 19 Million Deposit Accounts have been Protected.**
- * **Recoveries from Principal Collections, Net of Assets Put Back to RTC, Total \$12 Billion in October, \$213 Billion Since Inception.**

RTC CASELOAD

In October, the RTC closed 11 savings associations. The RTC also took 6 institutions into its conservatorship program. As a result, the number of conservatorship institutions dropped to 93 at the end of October. These resolutions increased the number of receiverships to 574 at the end of October.

ASSET INVENTORY

In October, the amount of assets under RTC management, including both conservatorships and receiverships, dropped from \$147 billion to \$141 billion. Over the last five months, assets under RTC management have dropped \$27 billion.

The \$141 billion of assets under RTC management on October 31, consisted of: \$20 billion in cash and securities, \$29 billion in performing 1-4 family mortgages, \$30 billion in other performing loans, \$28 billion in delin-

quent loans, \$17 billion in real estate, \$8 billion in investments in subsidiaries, and \$10 billion in other assets.

The 93 conservatorships held \$52 billion in gross assets on October 31, 1991. Of the total, cash and securities (including a substantial amount pledged as collateral against borrowings) represented 27%; performing 1-4 family mortgages, 22%; other performing loans, 22%; delinquent loans, 11%; real estate,

RTC October Caseload (\$ in billions)

	Number	Assets	Liabilities	Deposits
End of September	97	\$54.2	\$54.8	\$40.6
New Conservatorships	6	3.8	4.1	3.4
Resolved Cases *	11	3.0	3.5	2.5
End of October	93	\$52.2	\$56.4	\$42.5

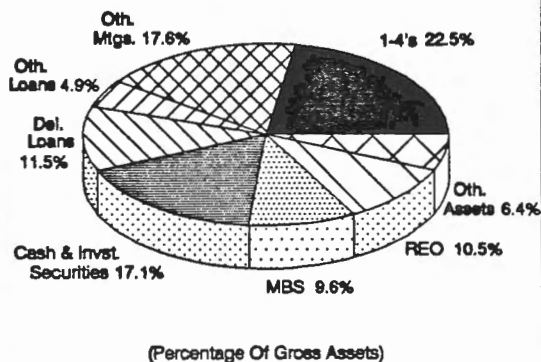
Assets based on preliminary 10/31/91 and 9/30/91 financial reports.

Liabilities and Deposits based on 9/30/91 financial reports.

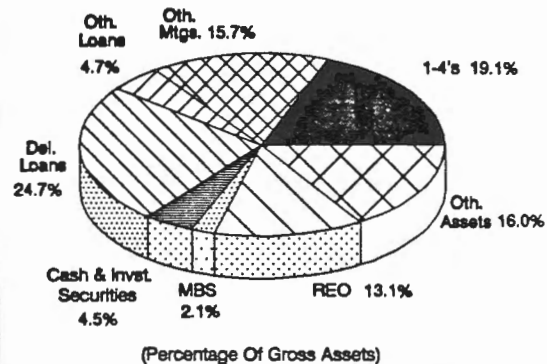
* Includes one Accelerated Resolution Program (ARP) case.

CONSERVATORSHIP, RECEIVERSHIP ASSETS UNDER RTC MANAGEMENT As of October 31, 1991

CONSERVATORSHIPS As of October 31, 1991



RECEIVERSHIPS As of October 31, 1991



CONSERVATORSHIP INSTITUTIONS (dollars in billions)

	Amount	Percent Gross Assets
Cash & Invst. Sec.	\$ 8.9	17.1%
Mtg. Backed Sec.	5.0	9.6
Perf. Lns. - Total	23.4	44.9
1-4 Family Mtgs.	11.7	22.5
Cstrn. & Land	1.8	3.5
Other Mtgs.	7.4	14.1
Other Loans	2.5	4.9
Del. Lns. - Total	6.0	11.5
1-4 Family Mtgs.	0.7	1.2
Cstrn. & Land	1.9	3.7
Other Mtgs.	2.5	4.8
Other Loans	0.9	1.8
Real Estate Owned	5.5	10.5
Subsidiaries	1.2	2.2
Other Assets	2.2	4.1
Gross Assets	\$ 52.2	100.0%

Data based on preliminary 10/31/91 information
Number of institutions: 93

RECEIVERSHIP INSTITUTIONS (dollars in billions)

	Amount	Percent Gross Assets
Cash & Invst. Sec. *	\$ 4.0	4.5%
Mtg. Backed Sec.	1.8	2.1
Perf. Lns. - Total	35.2	39.5
1-4 Family Mtgs.	17.0	19.1
Cstrn. & Land	1.8	2.0
Other Mtgs.	12.2	13.7
Other Loans	4.2	4.7
Del. Lns. - Total	22.0	24.7
1-4 Family Mtgs.	2.6	2.9
Cstrn. & Land	7.3	8.2
Other Mtgs.	9.4	10.6
Other Loans	2.7	3.0
Real Estate Owned	11.7	13.1
Subsidiaries	6.5	7.3
Other Assets	7.8	8.8
Gross Assets	\$ 89.1	100.0%

Data based on preliminary 10/31/91 information
Number of institutions: 574

* Excludes \$11.6 billion in cash, investments (including restricted investments), and accounts receivable accumulated by Receiverships.

11%; investments in subsidiaries, 2%; and other assets, 4%.

The 574 receiverships held \$89 billion in assets on October 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 \$89 billion excludes approximately \$11.6 billion in cash, investments (including restricted investments), and accounts receivable accumulated by receiverships.

THRIFT CLOSINGS

The RTC closed 11 institutions in October and 9 institutions in November. The pace of resolutions slowed considerably in October and November as the RTC approached its funding limits. In November, Congress passed the RTC Refinancing, Restructuring, and Improvement Act of 1991, which provided an additional \$25 billion in loss funds for the RTC.

As of the end of October, RTC resolutions had protected 18.4 million deposit accounts from financial loss. These accounts had an average account balance of \$9,600. An additional 300 thousand accounts were protected in November.

The 11 resolutions in October brought the total number of thrift closings to 574 from the establishment of the RTC in August 1989 through October 31, 1991. These thrifts held \$179 billion in assets at the time of closure. Of the total, \$41 billion of assets, or 23%, were sold to acquirers (after taking into ac-

count assets returned thus far to the RTC under putback provisions of resolution transactions). Additional assets may be returned to the RTC in future months.

Estimated resolution costs for the 574 closed thrifts totalled \$75.9 billion, 36% of their total liabilities at the time of resolution. If the insured deposits of all 574 institutions had been paid out to depositors, the estimated resolution would have been \$78.4 billion. The \$2.5 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 574 cases, 334 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 156 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 84 were insured deposit payouts (POs) in which the RTC directly paid depositors their insured deposits and retained all of the assets.

Most attractive franchises were resolved using P&As, and these acquirers paid considerably higher premiums over deposit payout costs: 2.4% of core deposits, compared to .7% for IDTs. Although only 58% of RTC resolutions were P&As, these transactions accounted for 77% of the deposits that have been made whole by the RTC from its inception through October 1991.

The P&A transactions included 25 Accelerated Resolution Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

ASSET REDUCTIONS

In October, the proceeds of asset sales and other principal collections were \$12.1 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 \$200 million, net asset reductions were \$11.8 billion in October.

October activity brought total sales and principal collections since inception to \$213 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 \$213 billion in sales and principal collections represented 61% of the total book value of assets of all 667 institutions taken over by the RTC at the time they came under its control. The comparable figure for the 574 resolved institutions was higher -- 67% -- reflecting the volume of assets passed at resolution and the amount of time that these institutions have been under RTC control. For the 93 conservatorships existing on October 31, sales and principal collections from inception through October were only 39% of the beginning book value of assets.

October sales and collections of \$12.1 billion included \$3.1 billion in sales proceeds from conservatorships, \$2.0 billion in other conservatorship asset collections, \$1.4 billion in resolution sales, and \$5.6 billion in receivership sales and principal collections.

Since its inception, the RTC collected \$71 billion through conservatorship sales, \$57 billion in other conservatorship collections, \$41 billion in resolution sales (net of putbacks), and \$45 billion in receivership sales and principal collections. From inception through October, the RTC collected \$97 billion from securities, \$84 billion from mortgages, \$18 billion from nonmortgage loans, \$6 billion

from real estate, and \$8 billion from other assets.

In terms of book value, October sales and collections were \$12.9 billion. The average recovery rate on the collection of these assets was 93%. From the inception of the RTC through October, book value asset reductions were \$223 billion, and the RTC recovered 95% on these collections.

The RTC also collected \$1.7 billion in receivership income in October. From its inception to October 31, 1991, the RTC has collected \$7.6 billion in receivership income.

ASSET PUTBACKS

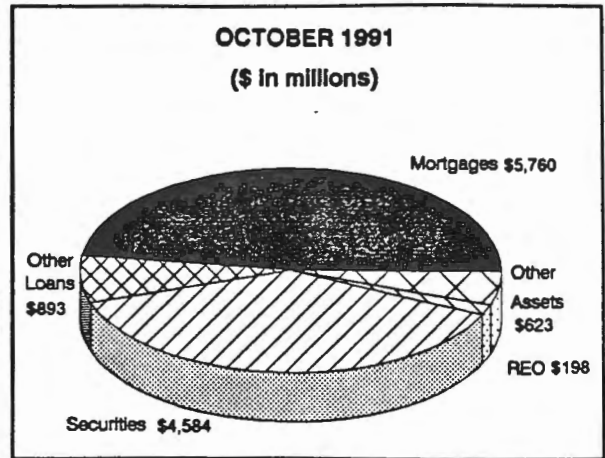
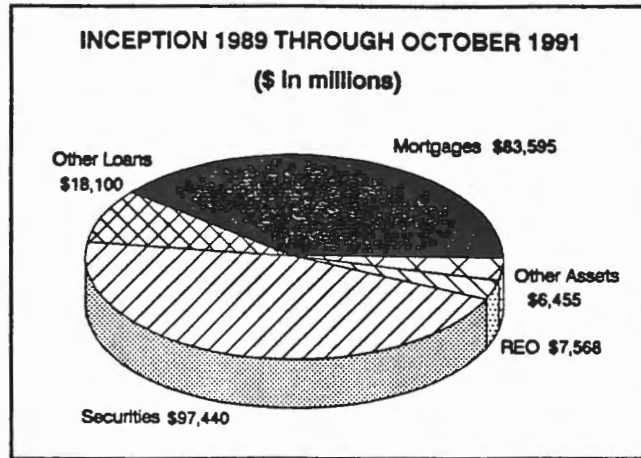
Assets put back to the RTC in October, primarily from assets passed to acquirers in earlier months, totalled \$200 million. From the inception of the RTC through October, asset putbacks totaled \$21.7 billion, which is about 35% of the assets initially passed to acquirers.

MAJOR ASSET SALES

Some recent RTC asset sales include:

- * Twenty-six multifamily properties, located primarily in Texas, were sold under the RTC's Affordable Housing Disposition Program. The properties were sold to Transactions Funding Corporation, Atlanta, GA, an affiliate of General Electric Capital Corporation, Stamford, CT, for approximately \$75 million in an all-cash transaction. Under the terms of the affordable housing program, 1,956 of the 5,590 units purchased will be made available for between 40 to 50 years for low-income households at restricted rents.
- * The CenTrust Mortgage Corporation (CMC), Deerfield Beach, FL, was sold to Manufacturers Hanover Trust Company, New York, NY, for \$61.5 million. CMC was a wholly owned subsidiary of the failed CenTrust Federal Savings Bank, Miami, FL, which was resolved by the RTC on June 29, 1990. The purchaser and its subsidiary, Manufacturers Hanover Servicing, Inc. (MHS), Deerfield Beach, FL, acquired

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



Inception Through October 1991

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales (Net) *	Sales & Collections	
Securities	\$44,391	\$27,429	\$16,166	\$9,454	\$97,440
Mortgages	16,913	20,896	20,675	25,112	83,595
Other Loans	3,549	7,241	3,138	4,173	18,100
REO	4,596	0	55	1,804	6,455
Other Assets	1,382	1,545	511	4,129	7,568
TOTALS	\$70,831	\$57,110	\$40,544	\$44,673	\$213,158

October 1991

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$1,114	\$1,365	\$643	\$1,461	\$4,584
Mortgages	1,799	541	549	2,873	5,760
Other Loans	63	84	194	552	893
REO	82	0	0	115	198
Other Assets	61	7	0	556	623
TOTALS	\$3,119	\$1,996	\$1,386	\$5,557	\$12,058

1991 Year to Date

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$12,382	\$14,181	\$8,145	\$5,896	\$40,585
Mortgages	9,144	5,956	8,949	19,660	43,708
Other Loans	1,328	1,964	1,088	2,849	7,229
REO	1,303	0	32	1,226	2,562
Other Assets	311	896	119	2,776	4,101
TOTALS	\$24,448	\$22,996	\$18,333	\$32,407	\$98,185

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

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

<u>Inception Through October 1991</u>				<u>1991 Year to Date</u>			
	Gross Resolution Sales	Asset Putbacks	Net		Gross Resolution Sales	Asset Putbacks *	Net
Securities	\$17,213	\$1,047	\$16,166	Securities	\$8,145	\$937	\$7,208
Mortgages	37,900	17,225	20,675	Mortgages	8,949	8,514	435
Other Loans	5,988	2,849	3,138	Other Loans	1,088	808	282
REO	104	49	55	REO	32	28	4
Other Assets	<u>1,067</u>	<u>558</u>	<u>511</u>	Other Assets	<u>119</u>	<u>406</u>	<u>(287)</u>
TOTALS	\$62,270	\$21,728	\$40,544	TOTALS	\$18,333	\$10,691	\$7,642

* 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.

CMC's 41 branch offices; its residential loan portfolio, totaling approximately \$56.9 million; mortgage servicing rights; furniture, fixtures, and equipment; and production and production-related operations. The transaction also included the transfer of 462 CMC employees to MHS.

- A portfolio containing 339 single-family residential mortgage loans was sold to Parkvale Savings Bank, Monroeville, PA, for \$30.3 million. The loans were assets retained by the RTC following the resolution of Family Savings and Loan Association, F.A., Seattle, WA, on July 19, 1991.
- The I-225 Research Plaza, a one-story, 133,000-square-foot office complex in Aurora, CO, was sold to Pacifica ARKA I-225 Partnership and RPM Investments, Inc., both of Englewood, CO, for approximately \$4.6 million. The property was an asset retained by the RTC following the resolution of First Savings of Arkansas, F.A., Little Rock, AR, on July 26, 1991.
- The Presidential Corporation Campus, a 112,000-square-foot office/technical complex in Richardson, TX, was sold to TISR Realty

Partners, Montreal, Quebec, Canada, for \$4.1 million. The property was an asset retained by the RTC following the resolution of Murray Federal Savings and Loan Association, Dallas, TX, on June 8, 1990.

SOURCES AND USES OF FUNDS

From its inception through October 31, 1991, the RTC obtained \$144 billion in funds from the following external sources: \$50 billion in FIRREA appropriations, \$30 billion in funding from the Resolution Trust Corporation Funding Act of 1991, and \$64 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained \$35 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 addition-

al \$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 574 resolutions through October 31 required outlays of \$161.8 billion from the RTC. Outstanding advances to conservatorships existing at the end of September totalled \$5.3 billion. Interest on FFB borrowings was \$4.4 billion. This left \$7.7 billion in cash on hand on October 31.

NEWS NOTES

RTC RECOVERS MORE THAN \$106 MILLION IN "PREMIER COMMERCIAL AUCTION"

The RTC's "Premier Commercial Auction," conducted on November 21, 1991, in Palm Springs, California, produced more than \$106 million in taxpayer recoveries through the sale of 13 of the RTC's 14 top commercial properties.

The auction drew more than 800 participants and featured a wide range of properties, such as the Doubletree Resort Hotel in Palm Springs, which sold for \$18.1 million; an apartment complex in Phoenix, which sold for \$3.8 million; and a shopping center on Florida's east coast, which sold for \$9.5 million. The total recovery from the auction could go higher. Bids on one of the properties, totaling \$5.5 million, did not meet preset reserve prices established by the RTC. Those bids are under consideration by the agency.

SOURCES AND USES OF FUNDS	
(\$ in billions)	
Inception through October 31, 1991	
SOURCES:	
Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REPCORP Borrowings	30.1
FFB Borrowings	63.7
Funds from RTC Funding Act of 1991	30.0
Total External Sources	143.8
Recoveries from Receiverships	35.4
TOTAL SOURCES	\$179.2
USES:	
Resolutions and Receivership Funding	\$ 161.8
Conservatorship Advances Outstanding *	5.3
FFB Interest	4.4
Other Disbursements (Net)**	0.0
TOTAL USES	171.5
NET CASH AVAILABLE	\$ 7.7
<small>* 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.</small>	

"This was a well-conducted, widely publicized auction that resulted in good recoveries given today's commercial real estate market," said RTC President and Chief Executive Officer Albert V. Casey. Mr. Casey attributed the success of the "Premier Commercial Auction" to a tremendous effort by the RTC's marketing and operations teams. He also commended the contributions of Kennedy-Wilson, the nationwide auction-marketing firm, and CB Commercial, a national commercial real estate brokerage firm, both of which assisted in the auction.

The "Premier Commercial Auction" was part of a major RTC effort to sell both commercial and residential properties through auctions. Between January 1, and November 21, 1991, more than \$183 million had been recovered for taxpayers through auctions of nearly 7,000 properties.

\$4 MILLION CENTRUST RETIREMENT FUND RETURNED TO THE UNITED STATES

On November 20, 1991, the RTC asked the court presiding over its litigation for CenTrust Federal Savings Bank (CenTrust), Miami, Florida, to transfer certain retirement funds established by CenTrust to the RTC and other creditors of the failed institution. CenTrust was resolved by the RTC on June 29, 1990.

The \$4 million CenTrust Supplemental Executive Retirement Plan Trust (SERP) was returned from London, England, to the United States where it is being held by a neutral trustee awaiting the results of litigation in the CenTrust case. Because of unique legal issues presented by English law, it was unclear whether the funds could be seized as long as they remained in England. As a result of efforts by the Office of Thrift Supervision, the funds have been placed with a United States trustee, Sovran Bank in Richmond, Virginia. Sovran Bank will hold the trust assets pending a judicial resolution of the RTC's claims against the funds.

The retirement fund, whose primary beneficiary is David L. Paul, former Chairman and Chief Executive Officer of CenTrust, was created in 1986. Since that time, the funds have been held in London, England, by a management company which was owned and operated by Sir Edward D.G. Davies, former CenTrust director.

In November 1990, the RTC filed a lawsuit in Miami, Florida, against Mr. Paul and 15 former directors and officers of CenTrust. One of the claims in that action, RTC v. David L. Paul, et al., seeks to obtain the approximately \$4 million in the retirement fund. Now that those assets have been returned to the United States, motions will be made before Judge Clyde Atkins in Miami District Court to obtain these funds for the benefit of

CenTrust's creditors, the largest of which is the RTC.

RTC HOLDS THREE OFFERINGS OF MORTGAGE-BACKED SECURITIES

The RTC held three offerings of mortgage pass-through securities in November totaling about \$1.3 billion. The securities, all rated AA or AAA, were RTC Mortgage Pass-Through Certificates, Series 1991-14 and 1991-15, and RTC Multifamily Mortgage Pass-Through Certificates, Series 1991-M5.

The Series 1991-14 securities are backed by approximately \$580 million of single-family, adjustable-rate mortgages originated by 18 savings associations prior to their placement in the RTC's conservatorship program. Merrill Lynch & Co. served as the lead managing underwriter for the offering.

The Series 1991-15 securities are backed by approximately \$350 million of single-family, adjustable-rate mortgages originated by seven savings associations prior to their placement in the RTC's conservatorship program. Goldman, Sachs & Co. served as the lead managing underwriter for the offering.

The Series 1991-M5 securities are backed by approximately \$390 million of multifamily, fixed-rate mortgages originated by three California savings associations prior to their placement in the RTC's conservatorship program. The First Boston Corporation served as the lead managing underwriter for the offering.

The mortgages backing the offerings are performing and generally do not conform to Fannie Mae's or Freddie Mac's standards. By securitizing non-conforming mortgages, the RTC can produce a more marketable asset, significantly improving cash recoveries for the taxpayer.

In April, the RTC filed a shelf registration statement with the Securities and Exchange Commission for the sale of \$4 billion of mortgage pass-through securities backed by mortgages from RTC conservatorship and receivership institutions. In September, the RTC filed with the Securities and Exchange Commission for the sale of an additional \$10 billion of such securities. Through November, there have been 16 previous takedowns from the RTC's \$14 billion shelf totaling approximately \$7.1 billion.

BRAZILIAN NATIONAL INDICTED FOLLOWING RTC LAND FLIP PROBE

On November 20, 1991, Roberto M. Aragao, a citizen of Brazil, was indicted in federal district court in Boston following his arrest on November 15, 1991, in Danvers, Massachusetts, by Special Agents of the FBI and the Office of Inspector General (OIG) of the RTC on a wire fraud charge. The charge stemmed from his participation in four fraudulent real estate transactions commonly known as "land flips."

A land flip is a series of real estate sales resulting in the inflation of the stated market value on a parcel of property to unrealistic levels, which allows the fraudulent securing of a mortgage greatly in excess of the property's true value.

A number of the land flip transactions under investigation by the RTC OIG involve mortgages believed to have been fraudulently obtained from CenTrust Mortgage Corporation (CMC), a subsidiary of CenTrust Federal Savings Bank, a Miami, Florida, institution resolved by the RTC in June 1990. CMC was sold by the RTC to Manufacturers Hanover Servicing, Inc., Deerfield Beach, Florida, and Manufacturers Hanover Trust Company, New York, New York. The RTC OIG entered the investigation after CMC reported suspicions about several loans it had pur-

chased from a Massachusetts mortgage broker.

At the time of Aragao's arrest, he was attempting to flip a property at 110-112 Eastern Avenue in Lynn, Massachusetts. Aragao had already flipped the property once in September 1990. According to a complaint filed in federal district court in Boston on November 14, 1991, the Lynn property was purchased by Michael Hughes from Rodney Boles on September 7, 1990, for \$205,000. On the same date, Hughes sold the property to Aragao for \$322,900. Aragao applied for and received a mortgage in the amount of \$255,000 from Shearson Lehman Hutton Mortgage, a mortgage company based in California. Shearson has since foreclosed on the property.

The complaint also alleged that Aragao had been the ultimate purchaser in land flips of another property in Lynn and two other properties in Boston. Aragao allegedly submitted false mortgage applications in connection with each of those transactions.

If convicted of the wire fraud charge, Aragao faces a maximum sentence of five years imprisonment and a \$250,000 fine.

JOHN H. LOMAX NAMED REGIONAL DIRECTOR OF NORTH CENTRAL REGION

The RTC has announced the appointment of John H. Lomax as Director of its North Central Regional Office. As Regional Director, Mr. Lomax will oversee the RTC's activities in the 23-state region.

Mr. Lomax previously served as Director of the RTC Gulf Coast Consolidated Office in Houston, Texas. Replacing Mr. Lomax is James R. Satterfield of the RTC's Southwest Regional Office, who will serve as Acting Director until a permanent Director is named.

Prior to joining the RTC in 1990, Mr. Lomax was Executive Vice President of Associates Corporation of North America, Dallas, Texas, the second largest diversified financial company in the country. He had been with the company since 1976. Before joining Associates Corporation of North America, Mr. Lomax was Executive Vice President of American Credit Corporation, Charlotte, North Carolina, where he had been employed for 17 years. Mr. Lomax is a 1948 graduate of the University of Georgia.

RTC ESTABLISHES SUB-REGIONAL OFFICE IN CALIFORNIA, APPOINTS NEW DIRECTOR

The RTC will establish a sub-regional office in southern California, within its Western Region, to handle the heavy workload resulting from a significant number of thrift failures in the state. The RTC has appointed A.J. Felton as the California Area Director-Western Region.

The sub-regional office will be responsible for selling all assets from California conservatorships and receiverships and will coordinate sales of California conservatorships with the Western Regional Office. The California Area Director will report directly to the Western Regional Director and will be responsible for all administrative functions of California thrifts.

Almost half, or 45, of the 93 thrifts currently in receivership in the Western Region are located in California. Another 10 insolvent California thrifts are operating in the RTC's conservatorship program. The book value of assets from thrifts in conservatorship and receivership in California totals about \$31 billion.

Since October 1989, Mr. Felton has served as Deputy Regional Director for Assets in the RTC's Eastern Region. He joined the RTC from the Federal Deposit Insurance Corpora-

tion, where he held several positions in the Division of Liquidation between 1984 and 1989. Previously, Mr. Felton had a 42-year career with General Motors Acceptance Corporation, retiring as Vice President of Dealer Relations in 1983. He is a 1940 graduate of Bowling Green State University.

JO-ANN HENRY APPOINTED DIRECTOR OF RTC'S OFFICE OF PERSONNEL

The RTC's Board of Directors has named Jo-Ann Henry as Director of the RTC's Office of Personnel. Ms. Henry's appointment as Director coincides with the establishment in November of the RTC Office of Personnel as an office independent from the Federal Deposit Insurance Corporation's Office of Personnel Management.

Ms. Henry will be responsible for establishing and executing policies and procedures relating to the RTC's overall corporate personnel management program, including recruitment and placement, affirmative action, and benefits.

Prior to joining the RTC, Ms. Henry was the Personnel Director for the Equal Employment Opportunity Commission, a position she held since 1986. Previously, Ms. Henry served as the Acting Associate Director and the Deputy Associate Director of the Human Resources Division at the Office of the Comptroller of the Currency, where she had been employed for almost three years. Ms. Henry also has served as a Personnel Management Specialist at both the Department of Agriculture and the Department of Commerce.

Ms. Henry graduated from UCLA in 1969, and received an M.A. from Howard University in 1972. She also received an M.P.A. from Harvard University in 1985.

**JOHNNIE B. BOOKER APPOINTED
DIRECTOR OF RTC'S MINORITY AND
WOMEN OUTREACH AND CONTRACT-
ING PROGRAMS**

The RTC's Board of Directors has named Johnnie B. Booker as Director of the RTC's Office of Minority and Women Outreach and Contracting Programs.

Ms. Booker will develop and apply overall RTC policies and procedures to comply with the minority- and women-outreach mandates of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). FIRREA requires the RTC to establish an outreach program to encourage the inclusion of minorities and women in the making of all contracts to manage and liquidate failed thrifts. Ms. Booker will also develop a monitoring and evaluation system to ensure the inclusion of minority- and women-owned businesses in the bidding and award process and to ensure contract compliance.

Prior to joining the RTC, Ms. Booker was the Deputy Assistant Secretary for Operations and Management in the Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity, a position she held since December 1989. Previously, Ms. Booker served as Director of Consumer Affairs and Civil Rights at the Federal Home Loan Bank Board, where she had been employed since 1978. Ms. Booker also has served as Assistant Director for Governmental Affairs at the National Urban League and

as the Housing and Human Resources Coordinator at the Community Redevelopment Agency of the City of Los Angeles, California.

Ms. Booker graduated from Hampton Institute, Hampton, Virginia, in 1961, and received a M.S.W. from Atlanta University School of Social Work in 1969.

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 October 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	156	\$30.8	\$0.1	.67 %	12.66 %	\$31.5	2,978
PA	334	141.1	2.3	2.37	25.97	135.0	14,785
PO	84	7.5	0.0	0	0	9.2	605
Total	574	\$179.4	\$2.5	1.98 %	22.60 %	\$175.7	18,367

* 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) 431-0800
Asset Specific Inquiry Service	(800) 782-3008
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) 416-7568

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 October 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
Riverside SB, SLA, Riverside, NJ	IDT	10/04/91	Branch Sale to various institutions	\$133.8	\$70.6	\$38.7	28.91%
The First, FA, Orlando, FL	PA	10/11/91	Great Western Bank, Beverly Hills, CA	1,039.5	170.9	468.6	45.08%
Empire SB, FSB, Hammonon, NJ	PA	10/11/91	United Jersey Bank/So., NA, Cherry Hill, NJ	135.0	38.8	27.8	20.52%
Tuekegee S&LA, FA, Tuekegee, AL	PA	10/11/91	First Tuekegee Bank, Tuekegee, AL	28.9	17.2	23.6	87.77%
Colony FSB, Monaca, PA	PA	10/11/91	Branch Sale to various institutions	248.6	106.6	163.3	65.67%
Beacon FSA, Baldwin, NY	PA	10/18/91	Branch Sale to various institutions	345.9	49.2	293.1	84.74%
Yorkwood FS&LA, Maplewood, NJ	PA	10/18/91	Branch Sale to various institutions	138.0	57.3	111.2	80.59%
Action FSB, Sommers Point, NJ	PA	10/25/91	First FSB of Delaware, Wilmington, DE	178.5	94.1	118.3	66.30%
Mercantile FSB, Southaven, MS	PA	10/25/91	First TN Bank NA, MS, Southaven, MS	28.3	5.7	3.6	12.67%
Victoria SA, FSA, San Antonio, TX	PA	10/25/91	Branch Sale to various institutions	630.5	781.8	62.1	9.85%
First FSA of Newton, Newton, KS	PA	10/28/91	Central NB--Newton, Newton, KS	90.1	3.4	76.1	84.49%
Total				2,895.7	1,385.5	1,388.5	46.28%
Grand Total--Inception through October 31, 1991				\$170,400.4	\$75,949.0	\$40,544.1	22.60%

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.

**Asset Reductions
By Type of Asset**
(Dollars in Millions)

	Inception Through 10/31/91	October 1991	1991 To Date
<u>Cash & Securities</u>			
Book Value Reduction	\$99,834	\$4,654	\$41,518
Discount from Book Value	2,393	70	933
Sales & Principal Collections	97,441	4,584	40,585
<u>Mortgages</u>			
Book Value Reduction	87,035	6,036	46,327
Discount from Book Value	3,440	275	2,619
Sales & Principal Collections	83,595	5,760	43,708
<u>Other Loans</u>			
Book Value Reduction	19,089	1,063	7,726
Discount from Book Value	989	170	497
Sales & Principal Collections	18,100	893	7,229
<u>Real Estate</u>			
Book Value Reduction	9,069	339	3,967
Discount from Book Value	2,614	142	1,405
Sales & Principal Collections	6,455	198	2,562
<u>Other Assets</u>			
Book Value Reduction	8,327	808	4,636
Discount from Book Value	760	185	535
Sales & Principal Collections	7,567	623	4,101
<u>Total Assets</u>			
Book Value Reduction	223,354	12,900	104,175
Discount from Book Value	10,196	842	5,990
Sales & Principal Collections	\$213,158	\$12,058	\$98,185

Notes: Data for inception through October 31, 1991 are net of putbacks recorded to date.

Resolution sales are shown at book value.

Proceeds of asset sales at resolution are not separable from amounts paid for deposits of resolved thrifts.

Sales and principal collections are gross of seller financing which totalled \$256 million from inception through September 30, 1991.

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

574 Closed Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	73.2	\$133.5	\$21.8	\$21.3	\$8.1	15.6	\$273.5
<u>Reductions During Conservatorship</u>							
Sales Proceeds.....	35.6	12.4	2.6	4.2	0.2	1.0	56.0
Payment & Maturities.....	18.0	17.5	6.1	0.0	0.6	0.3	42.5
Other Changes (Net) /1.....	(12.8)	5.5	(2.9)	2.8	(0.7)	3.6	(4.5)
Assets at Resolution.....	32.3	98.2	16.0	14.3	7.9	10.7	179.4
<u>Resolution & Receivership Reductions</u>							
Assets Passed (Net of Putbacks).....	16.2	20.7	3.1	0.1	0.4	0.1	40.5
Assets Retained (After Putbacks).....	16.2	77.5	12.8	14.2	7.5	10.6	138.9
Principal Collections.....	9.5	25.1	4.2	1.8	1.1	3.0	44.7
Other Changes (Net) /2.....	1.1	2.1	1.8	0.7	(0.1)	(0.5)	5.1
Receivership Assets as of October 31, 1991.....	\$5.6	\$50.3	\$6.9	\$11.7	\$6.5	\$8.0	\$89.1

93 Conservatorship Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$26.3	\$32.9	\$5.2	\$6.1	\$1.9	\$3.1	\$75.4
<u>Reductions During Conservatorship</u>							
Sales Proceeds.....	8.8	4.5	1.0	0.4	0.0	0.2	14.8
Payment & Maturities.....	9.4	3.4	1.1	0.0	0.5	0.2	14.6
Other Changes (Net) /1.....	(5.8)	(1.0)	(0.4)	0.2	0.2	0.6	(6.2)
Conservatorship Assets as of October 31, 1991.....	\$13.9	\$26.0	\$3.5	\$5.5	\$1.2	\$2.2	\$52.2

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

All 667 Institutions

	Cash & Securities /3	Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$99.5	\$166.4	\$27.0	\$27.4	\$9.9	\$18.7	\$348.9
Reductions During Conservatorship							
Sales Proceeds.....	44.4	16.9	3.5	4.6	0.3	1.1	70.8
Payment & Maturities.....	27.4	20.9	7.2	0.0	1.0	0.5	57.1
Other Changes (Net) /1.....	(18.6)	4.5	(3.2)	3.0	(0.5)	4.2	(10.6)
Assets at Resolution.....	32.3	98.2	16.0	14.3	7.9	10.7	179.4
Resolution & Receivership Reductions							
Assets Passed (Net of Putbacks).....	16.2	20.7	3.1	0.1	0.4	0.1	40.5
Assets Retained (After Putbacks).....	16.2	77.5	12.8	14.2	7.5	10.6	138.9
Principal Collections.....	9.5	25.1	4.2	1.8	1.1	3.0	44.7
Other Changes (Net) /2.....	1.1	2.1	1.8	0.7	(0.1)	(0.5)	5.1
Conservatorship and Receivership Assets as of October 31, 1991.....	\$19.6	\$76.3	\$10.4	\$17.2	\$7.7	\$10.2	\$141.3

/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 \$11.6 billion of receivership cash and investments available for the payment of expenses and dividends.