

RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. III NO. 7

July 1992

Albert V. Casey, President,
Chief Executive Officer

William H. Roelle, Senior Vice President,
Chief Financial Officer

- * No RTC Thrift Closings in May or June Due to a Lack of Funding.
- * 651 Thrifts Closed by RTC from its Inception in August 1989 Through June 1992. 21.7 Million Deposit Accounts have been Protected.
- * Recoveries from Asset Sales and Principal Collections Total \$5.3 Billion in May, \$263 Billion, Net of Assets Putback to RTC, Since Inception.

RTC CASELOAD

In May and June, the RTC did not close any savings associations due to the fact that no action was taken on legislation to provide additional funding. Hence, the amount of receiverships remained at 651 at the end of June. The RTC took two institutions into its conservatorship program in May and twelve institutions in June. As a result, the number of conservatorship institutions increased to 48 at the end of May and 60 at the end of June. In the absence of additional funding, the number of conservatorships continues to grow as potential Accelerated Resolution Program (ARP) cases are placed into conservatorship.

ASSET INVENTORY

In May, the amount of assets under RTC management, including both conservator-

ships and receiverships, dropped from \$117 billion to \$112 billion. The reduction in assets represented the ongoing sales effort by the RTC from its conservatorship and receivership holdings. Over the past year, assets under RTC management have dropped \$56 billion.

RTC May Caseload (\$ in billions)

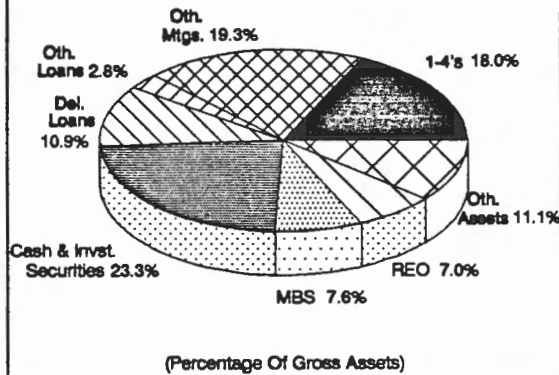
	Number	Assets	Liabilities	Deposits
End of April	46	\$21.0	\$21.5	\$15.7
New Conservatorships	2	0.2	0.2	0.1
Resolved Cases	0	0.0	0.0	0.0
End of May	48	\$20.2	\$21.6	\$15.9

Assets based on preliminary 5/31/92 and 4/30/92 financial reports.

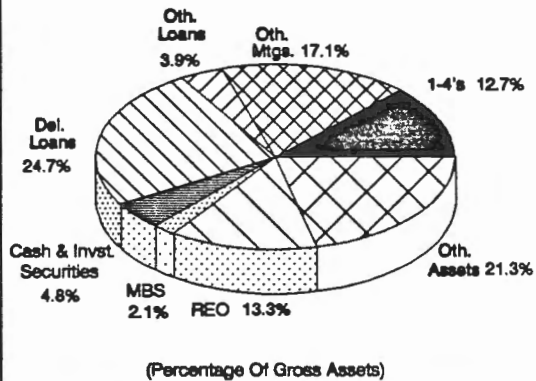
Liabilities and Deposits based on 4/30/92 financial reports.

**CONSERVATORSHIP, RECEIVERSHIP ASSETS
UNDER RTC MANAGEMENT
As of May 31, 1992**

**CONSERVATORSHIPS
As of May 31, 1992**



**RECEIVERSHIPS
As of May 31, 1992**



**CONSERVATORSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invest. Sec.	4.7	23.3 %
Mtg. Backed Sec.	1.5	7.6
Perf. Lns. - Total	8.1	40.1
1-4 Family Mtgs.	3.6	18.0
Cstrn. & Land	1.1	5.5
Other Mtgs.	2.8	13.8
Other Loans	0.6	2.8
Del. Lns. - Total	2.2	10.9
1-4 Family Mtgs.	0.3	1.5
Cstrn. & Land	0.9	4.3
Other Mtgs.	0.9	4.2
Other Loans	0.2	0.9
Real Estate Owned	1.4	7.0
Subsidiaries	0.9	4.5
Other Assets	1.3	6.6
Gross Assets	20.2	100.0 %

Data based on preliminary 5/31/92 information.
Number of institutions: 48

**RECEIVERSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invest. Sec. *	4.4	4.8 %
Mtg. Backed Sec.	1.9	2.1
Perf. Lns. - Total	30.8	33.7
1-4 Family Mtgs.	11.6	12.7
Cstrn. & Land	2.4	2.6
Other Mtgs.	13.2	14.5
Other Loans	3.6	3.9
Del. Lns. - Total	22.6	24.7
1-4 Family Mtgs.	2.3	2.5
Cstrn. & Land	7.1	7.8
Other Mtgs.	10.6	11.6
Other Loans	2.6	2.9
Real Estate Owned	12.2	13.3
Subsidiaries	7.1	7.8
Other Assets	12.3	13.5
Gross Assets	91.2	100.0 %

Data based on preliminary 5/31/92 information.
Number of institutions: 651

* Excludes \$13.5 billion in cash, investments (including restricted investments), and accounts receivable accumulated by Receiverships.

The \$112 billion of assets under RTC management on May 31 consisted of: \$13 billion in cash and securities, \$15 billion in performing 1-4 family mortgages, \$24 billion in other performing loans, \$25 billion in delinquent loans, \$14 billion in real estate, \$8 billion in investments in subsidiaries, and \$14 billion in other assets.

The 48 conservatorships held \$20 billion in gross assets on May 31, 1992. Of the total, cash and securities (including a substantial amount pledged as collateral against borrowings) represented 31%; performing 1-4 family mortgages, 18%; other performing loans, 22%; delinquent loans, 11%; real estate, 7%; investments in subsidiaries, 5%; and other assets, 7%.

The 651 receiverships held \$91 billion in assets on May 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 20% of receivership assets. Moreover, a substantial amount of the securities and performing mortgages in receivership were junk bonds or pledged for secured borrowings or substandard loans. The \$91 billion excludes approximately \$14 billion in cash, liquid investments, and accounts receivable accumulated from receivership collections.

THRIFT CLOSINGS

The RTC did not close any institutions in May or June.

As of the end of May, RTC resolutions had protected 21.7 million deposit accounts from financial loss. These accounts had an average account balance of \$9,000.

The total number of thrift closings remained at 651 from the establishment of the RTC in August 1989 through May 31, 1992. These thrifts held \$215 billion in assets at the time of closure. Of the total, \$47 billion of assets, or 21%, were sold to acquirers (after taking into account 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 651 closed thrifts totalled \$83.9 billion, 36% of their total liabilities at the time of resolution. If the insured deposits of all 651 institutions had been paid out to depositors, the estimated resolution cost would have been \$87.0 billion. The \$3.1 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 651 cases, 405 were purchase and assumption transactions (P&As), in which deposits, certain other liabilities, and a portion of the assets were sold to acquirers. Another 158 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 88 were insured deposit payoffs (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 payoff costs: 2.4% of core deposits, compared to .7% for IDTs. Although only 62% of RTC resolutions were P&As, these transactions accounted for 80% of the deposits that have been made whole by the RTC from its inception through May 1992. The P&A transactions included 34 Accelerated Resolution

Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

ASSET REDUCTIONS

In May, the proceeds of asset sales and other principal collections were \$5.3 billion. This included sales and principal collections from conservatorship institutions and receiverships. Due to asset putbacks of \$300 million, net asset reductions were \$5.0 billion in May.

May sales and collections of \$5.3 billion included \$0.7 billion in sales proceeds from conservatorships, \$0.4 billion in other conservatorship asset collections, and \$4.2 billion in receivership sales and principal collections.

May activity brought total sales and principal collections since inception to \$263 billion, net of putbacks to date. As noted earlier, additional assets may be returned to the RTC under unexpired putback provisions of resolution transactions.

Since its inception, the RTC collected \$82 billion through conservatorship sales, \$66 billion in other conservatorship collections, \$47 billion in resolution sales (net of putbacks), and \$68 billion in receivership sales and principal collections. From inception through May, the RTC collected \$113 billion from securities, \$78 billion from 1-4 family mortgages, \$31 billion from other mortgages, \$22 billion from non-mortgage loans, \$8 billion from real estate, and \$11 billion from other assets.

In terms of book value, May sales and collections were \$6.4 billion. The average recovery rate on the collection of these assets was 83%. From the inception of the RTC through May, book value asset reductions were \$279 billion, and the RTC recovered 94% on these collections.

The \$279 billion in book value sales and principal collections represented 77% of the total book value of assets of all 699 institutions taken over by the RTC at the time they came under its control. The comparable figure for the 651 resolved institutions was slightly higher -- 80% -- reflecting the volume of assets passed at resolution and the amount of time that these institutions have been under RTC control. For the 48 conservatorships existing on May 31, book value sales and principal collections from inception through May were only 59% of the beginning book value of assets.

The RTC also collected \$0.4 billion in receivership income in May. From its inception to May 31, 1992, the RTC has collected \$11.3 billion in receivership income.

ASSET PUTBACKS

Assets put back to the RTC in May, primarily from assets passed to acquirers in earlier months, totalled \$300 million. From the inception of the RTC through May 1992, asset putbacks totalled \$22.3 billion, which is about 32% of the assets initially passed to acquirers.

On May 31, 1992, outstanding assets subject to put totalled \$1.7 billion. This figure represents assets that the RTC might be required to purchase from acquirers of failed thrifts over the next few months.

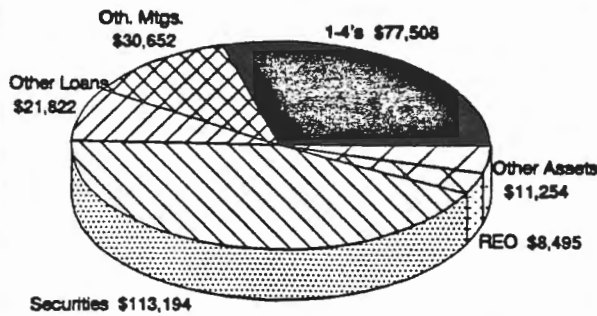
MAJOR ASSET SALES:

Recent RTC asset sales include:

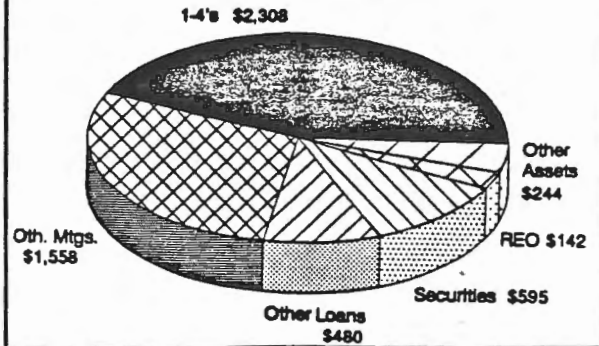
- * Thirty-four commercial properties and development sites in the Kansas City, KS, and Kansas City, MO, areas were sold for \$9.9 million at an auction held in Overland Park, KS. The commercial properties auctioned included the Quivira Crossing Shops in Lenexa, KS, for \$1.2 million; the General's Plaza Shopping Center in Kansas City, MO, for \$1.3 million; and an office building in St. Joseph, MO, for \$125,000. The RTC also sold 19 residential and commercial land-develop-

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

**INCEPTION 1989 THROUGH MAY 1992
(\$ In millions)**



**MAY 1992
(\$ In millions)**



Inception Through May 1992

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales (Net) *	Sales & Collections	
Securities	\$49,080	\$32,483	\$20,380	\$11,272	\$113,194
1-4 Family Mortgages	18,773	13,987	15,784	28,965	77,508
Other Mortgages	3,235	9,806	6,265	11,345	30,652
Other Loans	4,297	7,809	3,372	6,344	21,822
REO	5,181	0	145	3,169	8,495
Other Assets	1,570	2,288	774	6,621	11,254
TOTALS	\$82,135	\$66,353	\$46,720	\$67,716	\$262,924

May 1992

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$201	\$160	\$0	\$234	\$595
1-4 Family Mortgages	238	106	0	1,963	2,308
Other Mortgages	120	83	0	1,355	1,558
Other Loans	83	28	0	371	480
REO	31	0	0	111	142
Other Assets	46	7	0	190	244
TOTALS	\$720	\$382	\$0	\$4,224	\$5,327

1992 Year to Date

	Conservatorships		Resolution	Receivership	Total
	Sales	Collections	Sales	Sales & Collections	
Securities	\$2,251	\$3,633	\$3,157	\$1,797	\$10,838
1-4 Family Mortgages	2,528	1,242	815	6,506	11,092
Other Mortgages	699	695	1,479	3,630	6,503
Other Loans	675	395	440	1,604	3,114
REO	397	0	95	802	1,293
Other Assets	239	588	353	1,842	3,022
TOTALS	\$6,789	\$6,553	\$6,339	\$16,181	\$35,863

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

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

<u>Inception Through May 1992</u>				<u>YTD May 1992</u>			
	Gross Resolution Sales	Asset Putbacks	Net		Gross Resolution Sales	Asset Putbacks *	Net
Securities	20,760	380	\$20,380	Securities	\$3,157	\$84	\$3,073
1-4 Mortgages	28,848	13,062	\$15,784	1-4 Mortgages	\$815	\$231	\$584
Other Mortgage	11,409	5,144	\$6,265	Other Mortgage	\$1,479	\$103	\$1,376
Other Loans	6,430	3,058	\$3,372	Other Loans	\$440	\$173	\$267
REO	200	55	\$145	REO	\$95	\$6	\$89
Other Assets	<u>1,371</u>	<u>598</u>	<u>\$774</u>	Other Assets	<u>\$353</u>	<u>\$134</u>	<u>\$219</u>
TOTALS	\$69,015	\$22,295	\$46,720	TOTALS	\$8,339	\$732	\$5,608

* Asset putbacks during 1992 include assets put back from resolutions prior to 1992 as well as 1992 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. It also includes other principal disbursements on assets, such as disbursements on loans in process or subsidiaries.

ment sites located throughout the Kansas City area. The properties were assets retained by the RTC following the resolution of several savings and loan associations.

- * Fifty-three condominium units located at One Renaissance Place in Palatine, IL, were sold for \$2 million at an auction held in Arlington Heights, IL. The properties were offered through the RTC's Affordable Housing Disposition Program. Auction prices ranged from \$26,500 to \$63,500, with an average sales price of \$38,457.
- * Approximately 231.4 acres in Thousand Oaks, CA, were sold to the Mountain Recreation and Conservation Authority (MRCA) in Thousand Oaks for \$1.7 million. The property was an asset retained by the RTC following the resolution of Lincoln Savings and Loan Association, F.A., Irvine, CA, on March 8, 1991. MRCA is a public agency exercising joint powers of the Santa Monica Mountains Conservancy and the Conejo and Rancho Simi Recreation and Park Districts. The agencies are empowered to acquire land for

open space, recreation, and conservation purposes.

- * Approximately 13.6 undeveloped acres of wetlands in Arvada, CO, known as Two Ponds, were sold to the U.S. Fish and Wildlife Service for \$250,000. A portion of the property has been designated as federally protected wetlands. The U.S. Fish and Wildlife Service intends to use the property for environmental education purposes. The land was an asset retained by the RTC following the resolution of Home Federal Savings and Loan Association of Harlan, Harlan, IA, on September 27, 1991.

SOURCES AND USES OF FUNDS

From its inception through May 31, 1992, the RTC obtained \$142 billion in funds from the following external sources: \$50 billion in FIRREA appropriations, \$37 billion in loss funds authorized by 1991 Acts of Congress, and \$55 billion in Federal Financing Bank (FFB) bor-

rowings. The RTC also obtained \$59 billion in recoveries from receiverships.

The FIRREA appropriations include \$30.1 billion from REFCORP, \$18.8 billion in Treasury funding, and \$1.2 billion in FHLB contributions. The Resolution Trust Corporation Funding Act of 1991 and the RTC Refinancing, Restructuring, and Improvement Act of 1991 provided for an additional \$30 billion and \$25 billion, respectively, in loss funds through Treasury appropriations. The Improvement Act allowed the RTC to obligate funds for new resolutions up to April 1, 1992. On April 30, 1992, the RTC returned \$18.3 billion to the Treasury Department that had not been obligated by the April 1, 1992 deadline.

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 651 resolutions through May 31 required outlays of \$187.0 billion from the RTC. Outstanding advances to conservatorships existing at the end of May totalled \$3.1 billion. Interest on FFB borrowings was \$5.8 billion. This left \$4.2 billion in cash on hand on May 31.

NEWS NOTES:

RTC EXPANDS TOLL-FREE INFORMATION SERVICES

The RTC has added a new toll-free information service to complement its existing marketing and asset-management information services. The Information Center, at 1-800-348-1484, was established to help callers

SOURCES AND USES OF FUNDS
(\$ in billions)
Inception through May 31, 1992

SOURCES:

Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.1
Additional Appropriations	36.7
FFB Borrowings	<u>54.8</u>
Total External Sources	141.6
Recoveries from Receiverships	58.7
TOTAL SOURCES	<u>\$200.2</u>

USES:

Resolutions and Receivership Funding	\$ 187.0
Conservatorship Advances Outstanding *	3.1
FFB Interest	5.8
Other Disbursements (Net)**	0.0
TOTAL USES	<u>196.0</u>
NET CASH AVAILABLE	<u>\$ 4.2</u>

* 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.

who need information about the RTC's asset operations and sales programs.

The Information Center will be staffed Monday through Friday from 9 a.m. to 1 p.m. (Eastern Standard Time) by associates who will answer questions on a wide variety of topics, from general questions dealing with matters such as where the RTC's offices are located to specific "how-to" questions about locating, purchasing, and obtaining financing for RTC assets.

Other toll-free RTC asset-marketing services include the Asset Sales Hotline at 1-800-RTC-3006, the Affordable Housing Hotline at 1-800-624-HOME, and the Broker Hotline at 1-800-537-SELL. In addition, the RTC has sales centers nationwide.

RTC TO AUCTION \$500 MILLION IN LOANS FROM 45 STATES

The RTC will auction more than \$500 million (book value) in non-performing loans on September 9, 1992, in Los Angeles, California. It will be the RTC's largest auction since its inception on August 9, 1989.

The auction will include 225 stratified auction lots containing residential, multifamily, and commercial real estate loans secured by properties in over 45 states, as well as a variety of consumer and non-secured loans. The packages have been stratified by geographic location, product type, delinquency status, and value to attract a broad spectrum of loan purchasers. The loan packages range in size from \$125,000 to \$22 million (book value).

"The auction process has proven to be an effective means for marketing and selling non-performing loans," said Lamar Kelly, Senior Vice President for the RTC's Asset Management and Sales Division. "Our objective is to market multiple types of loans to the widest range of buyers within the competitive purity of an auction environment."

The auction will be conducted by Ross-Dove Company, Foster City, California. Potential purchasers will have the opportunity to review and access loan information in mid-July at viewing sites in St. Louis, Missouri, and in Los Angeles. For more information about the viewing sites, contact the Ross-Dove Auction Information Center on 1-800-264-3683.

To explain the auction process, bid packages, and registration procedures, an informational seminar will be held August 6, 1992, in Los Angeles. To reserve seating for the seminar, call the Ross-Dove Auction Information Center. Auction brochures may be obtained by telephoning the Ross-Dove Brochure Hotline at 1-800-445-3683.

RTC SOLICITS BIDS FOR \$509 MILLION IN GREAT AMERICAN LOAN AND REAL ESTATE ASSETS

The RTC is soliciting bids for the purchase of a \$509 million (book value) portfolio of real estate and loans, both performing and non-performing, secured by real estate. The properties and loans are assets of Great American Federal Savings Association, San Diego, California, which has been operating under RTC supervision since August 9, 1991.

The portfolio contains 21 real estate assets and 61 loans backed primarily by residential land developments. The real estate assets have a book value of \$86 million, and the loans have a book value of \$422.9 million. The portfolio has been stratified into five geographic pools concentrated mainly in California; each pool combines commercial, residential, and mixed-use assets.

Bids may be submitted on the entire package, individual pools, or combinations of the pools. Bids are due on September 10, 1992. The RTC will offer term financing up to 80 percent and participating financing up to 85 percent.

"Great American had a substantial real estate portfolio that represents a tremendous investment opportunity in today's market," said Lamar C. Kelly, Jr., Senior Vice President for the RTC's Asset Management and Sales Division. "This sale, once completed, will result in the return of a sizeable portion of our real estate holdings in California to private-sector investors who will be much more adept in dealing with that dynamic marketplace."

The RTC's financial advisor on this transaction is Goldman, Sachs & Co. KPMG Peat Marwick conducted due diligence on each of the assets in the five geographic pools.

For further information, contact Adrienne A. Price at Goldman, Sachs & Co. on 212-902-4992; or Louis M. Dubin, Jack M. Rosenfield, or Marilyn Price at the RTC on 202-416-4200.

RTC SOLICITS BIDS FOR \$410 MILLION IN LOANS, REAL ESTATE ASSETS MANAGED BY SINGLE SAMDA CONTRACTOR

The RTC is soliciting bids for the purchase of a \$410 million (book value) portfolio of real estate and loans, both performing and non-performing, secured by real estate.

The real estate and loans were assets of 21 conservatorships and receiverships managed under a Standard Asset Management and Disposition Agreement (SAMDA) with BEI Management, Inc. (BEI) and BEI/Ritz, a joint venture between BEI and Ritz Advisory Services, Dallas, Texas. This marks the first time the RTC has structured a portfolio offering of assets managed by a single SAMDA contractor.

The portfolio contains 25 real estate assets and 134 loans backed by commercial, retail, and multifamily properties. The real estate assets have a book value of approximately \$95 million, and the loans have a book value of approximately \$315 million. The portfolio has been stratified into 14 pools consisting of assets grouped by geographic location and type.

Bids may be submitted on the entire package, individual pools, or a combination of pools. Bids are due by August 25, 1992. Both bridge and term financing will be offered to prospective investors.

The RTC's financial advisor for this transaction is The First Boston Corporation. The due diligence was conducted jointly by BEI and the accounting firm Price Waterhouse.

For more information, contact one of the following representatives of The First Boston

Corporation: Russell L. Appel on 212-909-3743; Elizabeth A. Haberkorn on 212-909-4375; or Michael J. DeMarco on 212-909-3794.

RTC NAMES NATIONAL GROUP TO ADVISE VETERANS ON RTC AFFORDABLE HOUSING

The RTC has approved a proposal by the Veterans Benefits Clearinghouse (VBC) to serve as a national technical assistance advisor (TAA) for the RTC's Affordable Housing Disposition Program.

The RTC's technical assistance advisors are non-profit organizations that provide numerous support services for prospective buyers of affordable properties. TAA services include prequalifying and counseling for individuals, and guidance for non-profit organizations and public agencies seeking affordable properties through the RTC. The RTC has eight national and 69 local TAAs.

The VBC will assist the RTC in developing materials to promote veteran participation in affordable housing auctions. Additionally, the VBC, in conjunction with the National Coalition of Homeless Veterans Services Providers, will assist the RTC in identifying veterans' organizations interested in renovating properties to be conveyed by the RTC for use as transitional housing or homeless shelters for veterans.

The RTC is authorized to convey properties with little or no recoverable value to public agencies and non-profit organizations that agree to use the properties for public purposes. At least 30 of the 500 properties made available under the RTC's conveyance program have been renovated for transitional housing and emergency shelters for the homeless, of which about 30 percent are veterans.

The RTC Refinancing, Restructuring, and Improvement Act of 1991 requires that the RTC actively market affordable housing properties to households with members who are veterans. The act also requires that the RTC track sales to veterans as part of its survey of affordable-housing purchasers.

According to the RTC's findings derived from the six affordable housing auctions conducted since the act's passage by Congress in November 1991, 13 percent (or 106) of the winning bidders were veterans. The number of veterans purchasing RTC affordable properties ranged from 7 percent at a recent auction in Washington, D.C., to 19 percent at an affordable housing auction in Columbia, South Carolina.

The average household income for veterans who have purchased RTC affordable housing properties is \$24,400; the average price for homes purchased through the program by veterans is \$28,240.

For more information about TAAs, contact Lynn Harbinson at the RTC on 202-416-7068. Information regarding the 69 local TAAs is available from the RTC's field offices. For information regarding properties available through the RTC's Affordable Housing Disposition Program, call 1-800-624-HOME.

RTC DONATES LAND TO ATLANTA, TEXAS, FOR AFFORDABLE HOUSING, OTHER MUNICIPAL IMPROVEMENTS

On June 16, 1992, the RTC donated 28.2 acres of unzoned land to the city of Atlanta, Texas, for the development of several public projects. The land was a foreclosed asset of the former Atlanta Federal Savings and Loan Association, Atlanta, Texas. The institution was resolved by the RTC on June 14, 1991.

Atlanta, located in east Texas near the Arkansas/Louisiana state line, intends to use the property to build a variety of municipal

facilities. Some of the projects under consideration include a day-care center, low-rent housing, a fire and ambulance station, a city water well and storage tanks, a city garage, a tourist bureau, and a chamber of commerce.

"This donation is particularly gratifying since the land will be used to benefit the entire community," said Carmen Sullivan, Vice President of the RTC's Southwest Region.

Deed restrictions require that the Atlanta property be used solely for municipal purposes for a minimum of 25 years after its conveyance.

To date, the RTC has donated more than 400 properties to cities, counties, and non-profit organizations in Texas.

ASSET MANAGER, ATTORNEY FOR RTC RECEIVERSHIP PLEAD GUILTY TO BANK FRAUD

A former asset manager and a former attorney for the RTC's Southwest Federal Savings Association (Southwest) receivership in Dallas, Texas, pleaded guilty on June 24, 1992, to charges of bank fraud.

Stephen K. Renshaw, a former Southwest employee, and George C. Dillon, an attorney who had served as legal counsel for Southwest, waived their rights to trial and entered guilty pleas in U.S. District Court for the Northern District of Texas.

The two men were charged in connection with a scheme to divert more than \$500,000 in RTC funds into a private account. Renshaw and Dillon used false identifications to open an unauthorized commercial checking account in the name of RTC Collections at Comerica Bank Texas, N.A., Dallas, in February 1992. The two men forged and deposited into the account nine checks, payable to the RTC as receiver for Southwest, which totaled \$507,908. Renshaw and Dillon

used the funds to pay personal credit card debts and attempted to purchase gold coins with a value of approximately \$341,000.

Sentencing for both men is scheduled for September 2, 1992. They each face a maximum penalty of \$1 million in fines and 30 years in prison.

The investigation was conducted by the RTC Office of Inspector General (OIG) and the Federal Bureau of Investigation. For further information, contact Lew W. Sherman of the RTC OIG on 703-908-7858.

PHOENIX REAL ESTATE AGENT SENTENCED IN AFFORDABLE HOUSING SCHEME

On June 15, 1992, real estate agent Forrest Burdick of Phoenix, Arizona, was sentenced for making false statements to the RTC while attempting to purchase property in Arizona under the RTC's Affordable Housing Disposition Program.

Burdick was sentenced in federal district court in Phoenix to four months in prison and four months of community confinement, followed by three years probation. Burdick was also fined \$500 and ordered to surrender his Arizona real estate license for the full period of his sentence.

Burdick pleaded guilty on March 10, 1992, to two counts of a nine-count indictment charging him with making false statements to the RTC. According to the indictment, Burdick filed 12 sealed-bid contracts on homes under the affordable housing program, using the names of three people who never intended to purchase the properties, and false financial information. Three of the bids were determined to be winning bids by the RTC.

The RTC's affordable housing program is intended to provide housing to qualified low- and moderate-income individuals and

families who obtain certification of housing eligibility from the RTC. All of the certifications are reviewed for compliance with the program. The RTC's Office of Inspector General (OIG) initiated this investigation following a referral from the RTC's Phoenix Sales Center.

For further information, contact Clark W. Blight of the RTC OIG on 703-908-7860.

SACRAMENTO AUCTIONEER SENTENCED IN RTC EMBEZZLEMENT CASE

On June 15, 1992, auctioneer Nelson Geiger of Sacramento, California, was sentenced for embezzling more than \$15,000 from a former California thrift and for tax evasion. Geiger's sentencing followed an investigation by the RTC's Office of Inspector General (OIG).

Geiger was sentenced in federal district court in Sacramento to 27 months in prison on each charge, to be served concurrently. Geiger pleaded guilty on February 25, 1992, to one count of embezzlement from a federally insured financial institution and one count of tax evasion.

Geiger was charged with embezzling, and converting to his own use, more than \$15,000 of the proceeds from an auction he conducted of the furniture, fixtures, and equipment of Tahoe Savings, South Lake Tahoe, California, for the RTC, which was acting as receiver for Tahoe Savings. Tahoe Savings was a subsidiary of First Network Federal Savings Bank, Los Angeles, California, which was resolved by the RTC on September 14, 1990.

For further information, contact Clark W. Blight of the RTC OIG on 703-908-7860.

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, 10th Floor; 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 May 31, 1992
(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	158	\$30.3	\$0.1	.67 %	12.57 %	\$31.0	2,985
PA	405	177.1	2.9	2.36	23.28	156.5	18,132
PO	88	7.6	0.0	0	0	8.3	615
Total	651	\$215.0	\$3.1	2.04 %	20.94 %	\$195.8	21,732

*** Deal Type:**

IDT = Insured Deposit Transfer

PA = Purchase of Assets and Assumption of Liabilities

PO = Insured Deposit Payoff

** 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. Number of Accounts are as of 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) 782-3008
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) 416-7566
Low Income Housing Program	(202) 416-7348

Reading Room - Public Information	(202) 416-6940
Main Operator	(202) 416-6900
RTC Costa Mesa Office	(800) 283-9288
RTC Denver Office	(800) 542-6135
RTC Dallas Office	(800) 782-4674
RTC Kansas City Office	(800) 365-3342
RTC Atlanta Office	(800) 628-4362
RTC Valley Forge Office	(800) 782-6326

Note:

Costa Mesa Office - CA

Denver Office - AZ, CO, HI, NM, NV, UT

Dallas Office - LA, MS, TX

Kansas City Office - AK, AR, IA, ID, IL, IN, KS, KY, MI, MN, MO, MT, ND, NE, OH, OK, OR, SD, WA, WI, WY

Atlanta Office - AL, DC, FL, GA, MD, NC, PR, SC, TN, VA, WV

Valley Forge Office - CT, DE, MA, ME, NH, NJ, NY, PA, RI, VT

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

	Inception Through 5/31/92	May 1992	1992 To Date
<u>Cash & Securities</u>			
Book Value Reduction	\$115,870	\$636	\$11,060
Discount from Book Value	2,676	40	222
Sales & Principal Collections	113,194	595	10,838
<u>1-4 Family Mortgages</u>			
Book Value Reduction	80,254	2,365	11,463
Discount from Book Value	2,746	57	371
Sales & Principal Collections	77,508	2,308	11,092
<u>Other Mortgages</u>			
Book Value Reduction	34,088	1,729	7,918
Discount from Book Value	3,436	171	1,415
Sales & Principal Collections	30,652	1,558	6,503
<u>Other Loans</u>			
Book Value Reduction	23,216	510	3,381
Discount from Book Value	1,395	30	267
Sales & Principal Collections	21,822	480	3,114
<u>Real Estate</u>			
Book Value Reduction	12,732	305	2,406
Discount from Book Value	4,238	164	1,113
Sales & Principal Collections	8,495	142	1,293
<u>Other Assets</u>			
Book Value Reduction	13,173	866	3,960
Discount from Book Value	1,919	623	937
Sales & Principal Collections	11,254	244	3,022
<u>Total Assets</u>			
Book Value Reduction	279,333	6,412	40,188
Discount from Book Value	16,409	1,085	4,325
Sales & Principal Collections	\$262,924	\$5,327	\$35,863

Notes: Data for inception through May 31, 1992 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 \$691 million from inception through April 30, 1992.

**Beginning Assets and Asset Reductions
Inception Through May 1992
(\$ in billions)**

651 Closed Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$85.5	\$91.9	\$65.3	\$25.9	\$26.1	\$9.5	17.8	\$322.1
Reductions During Conservatorship								
Sales Proceeds.....	40.7	15.0	2.3	3.6	4.9	0.2	1.1	67.8
Payment & Maturities.....	27.1	12.4	8.8	7.3	0.0	1.0	0.8	57.5
Other Changes (Net) /1.....	(20.8)	2.0	2.3	(3.4)	4.1	2.0	(4.2)	(18.1)
Assets at Resolution.....	38.5	62.5	52.0	18.4	17.2	6.3	20.1	215.0
Resolution & Receivership Reductions								
Assets Passed (Net of Putbacks).....	20.4	15.8	6.3	3.4	0.1	0.7	0.1	46.7
Assets Retained (After Putbacks).....	18.1	46.8	45.7	15.0	17.0	5.6	20.0	168.2
Principal Collections.....	11.3	29.0	11.3	6.3	3.2	2.5	4.1	67.7
Other Changes (Net) /2.....	0.5	4.0	1.1	2.4	1.7	(4.0)	3.6	9.3
Receivership Assets as of May 31, 1992.....	\$6.3	\$13.8	\$33.3	\$6.2	\$12.2	\$7.1	\$12.3	\$91.2

48 Conservatorship Institutions

	Cash & Securities	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$16.5	\$9.2	\$7.5	\$1.9	\$1.9	\$1.0	\$1.6	\$39.6
Reductions During Conservatorship								
Sales Proceeds.....	8.4	3.8	1.0	0.7	0.3	0.0	0.3	14.4
Payment & Maturities.....	5.3	1.6	1.0	0.5	0.0	0.1	0.4	8.9
Other Changes (Net)	(3.5)	(0.1)	(0.1)	0.0	0.2	(0.0)	(0.4)	(3.8)
Conservatorship Assets as of May 31, 1992.....	\$6.2	\$3.9	\$5.6	\$0.7	\$1.4	\$0.9	\$1.3	\$20.2

**Beginning Assets and Asset Reductions
Inception Through May 1992
(\$ in billions)**

All 699 Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$102.0	\$101.1	\$72.8	\$27.9	\$28.0	\$10.5	\$19.4	\$361.7
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	49.1	18.8	3.2	4.3	5.2	0.2	1.3	82.1
Payment & Maturities.....	32.5	14.0	9.8	7.8	0.0	1.1	1.2	66.4
Other Changes (Net) /1.....	(24.3)	1.9	2.2	(3.3)	4.2	2.0	(4.6)	(21.9)
Assets at Resolution.....	38.5	62.5	52.0	18.4	17.2	6.3	20.1	215.0
<u>Resolution & Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	20.4	15.8	6.3	3.4	0.1	0.7	0.1	46.7
Assets Retained (After Putbacks).....	18.1	46.8	45.7	15.0	17.0	5.6	20.0	168.2
Principal Collections.....	11.3	29.0	11.3	6.3	3.2	2.5	4.1	67.7
Other Changes (Net) /2.....	0.5	4.0	1.1	2.4	1.7	(4.0)	3.6	9.3
Conservatorship and Receivership Assets as of May 31, 1992.....	\$12.6	\$17.8	\$38.9	\$6.9	\$13.6	\$8.1	\$13.6	\$111.5

/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 \$13.5 billion of receivership cash and investments available for the payment of expenses and dividends.