

RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. V NO. 2

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Roger C. Altman, Interim Chief Executive Officer

John E. Ryan, Deputy Chief Executive Officer

- * **680 Thrifts Closed by RTC from its inception in August 1989 Through January 1994. 22.9 Million Deposit Accounts have been Protected.**
- * **One Institution Closed in December.**
- * **RTC Sold or Collected Assets with a Book Value of \$5.1 Billion in December, \$393 Billion, Net of Assets Put Back to RTC, Since Inception.**
- * **Recoveries on Asset Reductions Totaled \$3.6 Billion (71% of Book Value) in December, \$353 Billion (90% of Book Value) Since Inception.**

RTC CASELOAD

As of January 31, 1994, the RTC had 63 institutions remaining in its conservatorship program, and it has begun marketing 61 of the institutions for resolution with the other two institutions having been previously marketed. The RTC expects to resolve its current conservatorships by the summer of 1994. Through January 31, 1994, the RTC has resolved 680 thrifts since its inception in August 1989.

ASSET INVENTORY

In December, the amount of assets under RTC management, including both conservatorships and receiverships, decreased from

\$68 billion to \$63 billion. The decrease in assets reflects the ongoing sales effort by the RTC to reduce its conservatorship and receivership inventory. The \$63 billion of assets under RTC management on December

RTC December Caseload

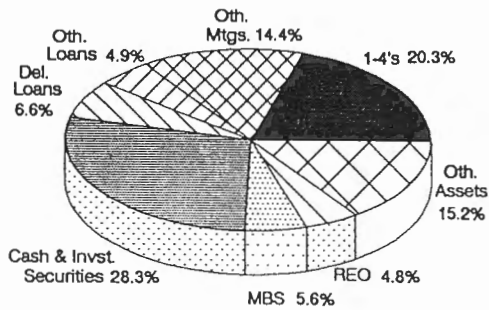
(\$ in billions)

	Number	Assets	Liabilities	Deposits
End of November	64	\$28.1	\$32.4	\$22.7
New Conservatorships	0	0.0	0.0	0.0
Resolved Cases	1	4.3	4.9	4.7
End of December	63	\$23.2	\$27.3	\$17.8

Assets and liabilities based on preliminary 12/31/93 and 11/30/93 financial reports.

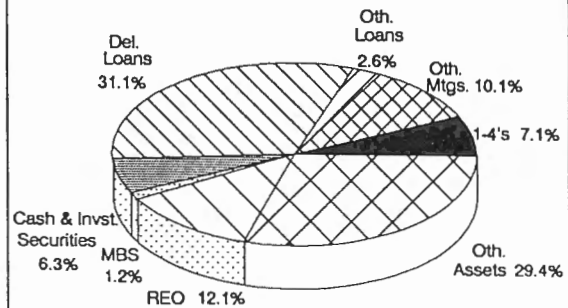
**CONSERVATORSHIP, RECEIVERSHIP ASSETS
UNDER RTC MANAGEMENT
As of December 31, 1993**

**CONSERVATORSHIPS
As of December 31, 1993**



(Percentage Of Gross Assets)

**RECEIVERSHIPS
As of December 31, 1993**



(Percentage Of Gross Assets)

**CONSERVATORSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.	\$6.6	28.3 %
Mtg. Backed Sec.	1.3	5.6
Perf. Lns. - Total	9.2	39.6
1-4 Family Mtgs.	4.7	20.3
Cstrn. & Land	0.9	3.7
Other Mtgs.	2.5	10.8
Other Loans	1.1	4.9
Del. Lns. - Total	1.5	6.6
1-4 Family Mtgs.	0.3	1.5
Cstrn. & Land	0.2	1.0
Other Mtgs.	0.8	3.3
Other Loans	0.2	0.8
Real Estate Owned	1.1	4.8
Subsidiaries	1.2	5.2
Other Assets	2.3	10.0
Gross Assets	\$23.2	100.0 %

Data based on preliminary 12/31/93 information
Number of institutions: 63

**RECEIVERSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.*	\$2.6	6.3 %
Mtg. Backed Sec.	0.5	1.2
Perf. Lns. - Total	8.0	19.8
1-4 Family Mtgs.	2.9	7.1
Cstrn. & Land	0.7	1.6
Other Mtgs.	3.4	8.5
Other Loans	1.0	2.6
Del. Lns. - Total	12.5	31.1
1-4 Family Mtgs.	1.0	2.6
Cstrn. & Land	3.5	8.7
Other Mtgs.	5.8	14.3
Other Loans	2.2	5.5
Real Estate Owned	4.9	12.1
Subsidiaries	5.3	13.2
Other Assets	6.5	16.2
Gross Assets	\$40.3	100.0 %

Data based on preliminary 12/31/93 information
Number of institutions: 680

* Excludes \$9.9 billion in cash, investments (including restricted investments), and accounts receivable accumulated by receiverships.

31 consisted of: \$11 billion in cash and securities, \$8 billion in performing 1-4 family mortgages, \$10 billion in other performing loans, \$14 billion in delinquent loans, \$6 billion in real estate, \$7 billion in investments in subsidiaries, and \$9 billion in other assets.

The 63 conservatorships held \$23 billion in gross assets on December 31, 1993. Of the total, cash and securities (including a substantial amount of short term securities purchased with the proceeds of asset sales) represented 34%; performing 1-4 family mortgages, 20%; other performing loans, 19%; delinquent loans, 7%; real estate, 5%; investments in subsidiaries, 5%; and other assets, 10%.

Assets in receiverships remaining from the 680 institutions closed by the RTC amounted to \$40 billion on December 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 43% of receivership assets. Cash, securities, and performing 1-4 family mortgages represented only 15% of receivership assets. The \$40 billion excludes approximately \$10 billion in cash, liquid investments, and accounts receivable accumulated from receivership collections.

ASSET REDUCTIONS

In December, the proceeds of asset sales and other principal collections were \$3.6 billion. This included \$0.3 billion in sales proceeds from conservatorships, \$0.7 billion in other conservatorship asset collections, \$1.3 billion in resolution sales, \$0.8 billion in receivership sales, and \$0.6 billion from other receivership principal collections. From inception through December, the RTC collected \$143 billion from securities, \$100 billion from 1-4 family mortgages, \$50 billion from other mortgages, \$28 billion from non-mortgage loans, \$14 bil-

lion from real estate, and \$18 billion from other assets.

In terms of book value, December sales and collections were \$5.1 billion. The average recovery rate on the collection of these assets was 71%. During the month, the RTC recovered 98% from securities, 89% from 1-4 family mortgages, 47% from other mortgages, 80% from non-mortgage loans, 40% from real estate, and 55% from other assets.

From the inception of the RTC through December, book value asset reductions were \$393 billion, and the RTC recovered 90% on these collections. From inception, the RTC has recovered 98% from securities, 96% from 1-4 family mortgages, 79% from other mortgages, 91% from non-mortgage loans, 56% from real estate, and 74% from other assets.

The RTC also collected \$0.1 billion in receivership income in December. From its inception to December 31, 1993, the RTC has collected \$18.2 billion in receivership income.

QUARTERLY ASSET ACTIVITY

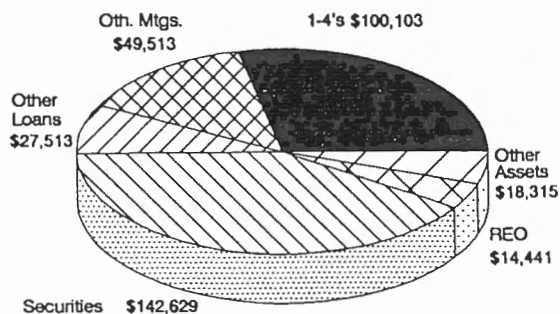
A look at quarterly activity of RTC assets throughout 1993 shows that conservatorship assets have decreased 42% from \$40.2 billion at the beginning of 1993 to \$23.2 billion at the end of the year. The reduction represents the continuing conservatorship sales effort by the RTC, and the limited resumption of RTC resolutions. In addition, the RTC only added eight institutions with \$6.1 billion in assets during 1993.

Payments and maturities of conservatorship assets ranged from a high of \$4.6 billion during the first quarter of 1993 to a low of \$2.5 billion in the fourth quarter of 1993, totaling \$14.7 billion for the year. Proceeds from the sale of conservatorship assets amounted to \$14.0 billion in 1993, varying from a high of

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

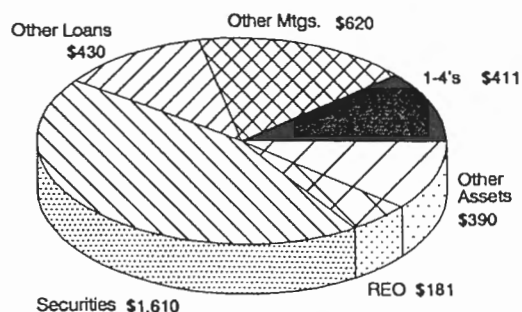
INCEPTION 1989 THROUGH DECEMBER 1993

(\$ in millions)



DECEMBER 1993

(\$ in millions)



Inception through December 1993

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales (Net) *	Sales	Collections	
Securities	\$60,747	\$44,068	\$23,037	\$8,367	\$6,410	\$142,629
1-4 Family Mortgages	28,271	17,285	15,502	30,028	9,016	100,103
Other Mortgages	7,402	11,619	5,550	16,547	8,396	49,513
Other Loans	5,067	10,265	3,362	4,735	4,084	27,513
REO	7,158	0	148	7,136	0	14,441
Other Assets	2,328	3,022	412	3,630	8,924	18,315
TOTALS	\$110,972	\$86,260	\$48,011	\$70,443	\$36,829	\$352,515

December 1993

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales	Sales	Collections	
Securities	\$14	\$302	\$1,234	\$22	\$38	\$1,610
1-4 Family Mortgages	96	145	0	62	108	411
Other Mortgages	22	123	0	305	170	620
Other Loans	47	124	15	189	56	430
REO	41	0	0	139	0	181
Other Assets	68	29	1	41	251	390
TOTALS	\$288	\$722	\$1,250	\$758	\$623	\$3,641

1993

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales	Sales	Collections	
Securities	\$5,284	\$9,433	\$2,535	\$881	\$527	\$18,661
1-4 Family Mortgages	4,815	1,746	115	2,153	1,180	10,009
Other Mortgages	1,894	1,053	48	4,182	2,725	9,901
Other Loans	510	1,883	27	698	633	3,751
REO	1,401	0	5	1,989	0	3,394
Other Assets	220	633	5	325	1,582	2,765
TOTALS	\$14,124	\$14,749	\$2,734	\$10,227	\$6,646	\$48,481

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

Note: Receivership sales and collections include sales and collections of assets held by RTC in its corporate capacity.

The distribution of Receivership sales and collections for 1989 and 1990 is estimated.

Quarterly Asset Activity
1993
(Dollars In Billions)

	1st Quarter 1993	2nd Quarter 1993	3rd Quarter 1993	4th Quarter 1993	Calendar Year 1993
CONSERVATORSHIP ACTIVITY					
Conservatorship Assets at Beginning of Period.....	\$40.2	\$35.7	\$34.8	\$30.2	\$40.2
ADD:					
New Conservatorship Assets.....	2.1	3.8	0.1	0.0	6.1
LESS:					
Conservatorship Payments & Maturities.....	4.6	3.6	4.0	2.5	14.7
Conservatorship Sales Proceeds.....	6.7	2.8	3.4	1.1	14.0
Loss on Sales.....	0.3	0.5	0.6	0.2	1.6
Other Changes (add).....	(4.9)	(3.0)	(5.5)	(1.6)	(15.0)
Assets of Resolved Conservatorships.....	0.0	0.7	2.2	4.8	7.8
Conservatorship Assets at End of Period.....	35.7	34.8	30.2	23.2	23.2
RESOLUTION & RECEIVERSHIP ACTIVITY					
Receivership Assets at Beginning of Period.....	63.4	55.3	47.1	43.3	63.4
ADD:					
Assets of Resolved Conservatorships.....	0.0	0.7	2.2	4.8	7.8
Accelerated Resolution Program Assets.....	0.0	0.0	0.0	0.0	0.0
LESS:					
Resolution Sales (Gross of Putbacks).....	0.0	0.5	0.8	1.5	2.7
Receivership Payments & Maturities.....	1.8	1.8	1.7	1.4	6.6
Receivership Sales Proceeds.....	3.7	3.7	1.2	1.6	10.2
Loss on Sales.....	3.0	3.8	3.0	3.5	13.4
Other Changes (add).....	(0.5)	(0.9)	(0.6)	(0.1)	(2.1)
Receivership Assets at End of Period.....	55.3	47.1	43.3	40.3	40.3
Total Assets at End of Period.....	\$91.0	\$81.9	\$73.5	\$63.5	\$63.5
Recovery Rate on Asset Sales and Collections.....	84%	74%	75%	68%	76%

\$6.7 billion in the first quarter to a low of \$1.1 billion in the last quarter of the year. Losses from the disposition of assets amounted to \$1.6 billion for the year, with the recovery rate remaining relatively constant at 85% in the second through the fourth quarters.

Sales to acquirers of thrifts began to increase with the resumption of RTC resolutions in the latter half of 1993. Resolution sales were \$800 million in the third quarter and \$1.5 billion in the fourth quarter. The resolution of HomeFed Bank, FA of San Diego, CA on December 3, 1993 netted \$1.3 billion in resolution sales proceeds.

Assets held by the RTC in receiverships declined from \$63.4 billion at the beginning of the year to \$40.3 billion at the end of the year, a 36% decline.

Receivership payments and maturities remained relatively constant over the year, varying from \$1.8 billion in the first and second quarters to \$1.4 billion in the fourth quarter. Total receivership payments and maturities amounted to \$6.6 billion in 1993. Losses of \$13.4 billion from the sale of receivership assets outdistanced proceeds of \$10.2 billion in 1993 as the RTC disposed of lower quality assets.

Overall, assets under RTC control continued to decrease. As of December 31, 1993, the RTC controlled \$63.5 billion in assets, whereas it held \$103.6 billion on January 1, 1993, a decline of 39%. In disposing of assets, recoveries on asset book value declined during 1993 from a high of 84% in the first quarter to a low of 68% in the fourth quarter. The overall recovery rate was 76% in 1993. The RTC expects the total percentage of proceeds recovered to the asset book value reduced to decline as lower quality assets are disposed.

MAJOR ASSET SALES:

- * Hamlin's Landing, a resort complex located in Indian Rocks Beach, Florida, was sold to Decade Properties, Inc., of Brookfield, Wisconsin, for \$3.7 million, or 99 percent of its original book value. The property was an asset retained by the RTC following the resolution of Freedom Savings and Loan, a FS&LA, Tampa, Florida, on October 13, 1989.
- * Windy Hill North, an office building located in Marietta, Georgia, was sold to 2470 Windy Hill Partnership, L.P., of Atlanta, for \$2.6 million, or 130 percent of its original book value. The property was an asset of Carteret Federal Savings Bank, Newark, New Jersey, which has been operating under RTC supervision since December 4, 1992.
- * A branch office building of the former Capitol Federal Savings and Loan Association of Denver, Aurora, Colorado, was sold to the YMCA of Metropolitan Denver for \$1 million, or 48 percent of its original book value. Capitol Federal was resolved by the RTC on July 12, 1991.

THRIFT CLOSINGS

The RTC closed one institution in December and none in January. As of the end of January, RTC resolutions had protected 22.9 million deposit accounts from financial loss. These accounts had an average account balance of \$9,000.

The total number of thrift closings was 680 from the establishment of the RTC in August 1989 through December 31, 1993. These thrifts held \$224 billion in assets at the time of closure. Of the total, \$48 billion of assets, or 21%, were sold to acquirers (after taking into account assets returned to the RTC under putback provisions of resolution transactions).

Estimated resolution costs for the 680 closed thrifts totaled \$81.3 billion. The \$81.3 billion represented 32% of their total liabilities at the time of resolution. If the insured deposits of all 680 institutions had been paid out to depositors, the estimated resolution cost

would have been \$84.8 billion. The \$3.5 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.

Some of the characteristics of the 680 resolutions were as follows:

Transaction Type Of the 680 cases, 433 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 89 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: 2.57% of core deposits, compared to 0.67% for IDTs. The P&A transactions included 35 Accelerated Resolution Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

Type of Acquirer Banks acquired 392 of the resolved institutions, while thrifts acquired 199 institutions from inception through December 31.

Number of Bids 45% of the institutions attracted two or fewer bids; 22% attracted three or four bids; and 32% attracted five or more bids.

Thrift Size Whereas 76% of the resolved institutions had assets of less than \$250 million, there have been 49 resolutions of thrifts with

\$1 billion or more in assets. These 49 thrifts accounted for 58% of the assets held by resolved thrifts.

Location Texas represents the state with the most resolutions. Other states with a large number of resolutions were California, Louisiana, Illinois, and Florida. Resolved institutions from Texas and California held the most assets, followed by Florida.

Assets Sold to Acquirers In 57% of the cases, less than 25% of the assets were sold to acquirers. However, in 54 cases, 75% or more of the assets were passed to acquirers. Most of the assets purchased were securities and 1-4 family mortgages.

Estimated Resolution Costs Estimated resolution costs were under 40% of liabilities in 459 cases, but 60% or more for 87 cases.

Savings Over Insured Deposit Payout Costs Estimated savings over insured deposit payout costs were less than 1% of core deposits in 53% of the resolutions; however, these resolutions represented only 42% of total assets.

RECEIVERSHIP TERMINATIONS

Since the inception of the Receivership Termination Program in July 1992, 77 receiverships which had \$4.1 billion in total gross assets at the time of takeover have been terminated. The percentage of total dividends paid to proven claimants was 78% with \$2.2 billion of total dividends being paid on total proven claims of \$2.8 billion. The difference between the proven claims of the terminating receiverships and the actual total dividend paid represents the negative book value net worth at time of resolution for these institutions, minus any deposit premiums paid by acquirers, plus all post-conservatorship asset losses, expenses, and adjustments. Virtually all claims (99.98%) were from the RTC.

**Resolution Trust Corporation
Characteristics of 680 Resolutions
Inception through December 31, 1993
(Dollars in Billions)**

Type of Acquirer *	Number of Cases	Total Assets	Size of Resolved Institution (Assets)	Number of Cases	Total Assets
Bank	392	\$128.4	\$1 Billion or more	49	\$129.9
Thrift	199	88.1	\$500 to 999 Million	46	32.4
TOTAL--Acquirers	591	216.5	\$250 to 499 Million	65	22.7
Payouts	89	7.7	Under \$250 Million	520	39.2
TOTAL	680	\$224.2	TOTAL	680	\$224.2

Location of Resolved Institution	Number of Cases	Total Assets	Number of Bids Received	Number of Cases	Total Assets
Texas	137	\$43.5	5 or more bids	221	\$104.4
California	62	39.1	4 bids	58	25.1
Louisiana	48	4.7	3 bids	93	24.9
Illinois	47	7.3	2 bids	105	35.0
Florida	39	22.1	1 bid	137	28.5
New Jersey	27	9.7	No bids	66	6.2
Kansas	21	3.8	TOTAL	680	\$224.2
Other	299	94.0			
TOTAL	680	\$224.2			

Percentage of Assets Passed to Acquirers***	Number of Cases	Total Assets	Savings over Deposit Payout Costs as % of Core Deposits **	Number of Cases	Total Assets
75% or more	54	\$5.2	5% or more	83	\$26.2
50 to 74.9%	87	15.0	3 to 4.9%	67	51.1
25 to 49.9%	152	63.2	1 to 2.9%	170	53.8
Under 25%	387	140.8	Under 1%	360	93.1
TOTAL	680	\$224.2	TOTAL	680	\$224.2

Estimated Resolution Cost as a % of Liabilities	Number of Cases	Total Assets
60% or more	87	\$19.1
40 to 59.9%	134	31.1
20 to 39.9%	233	81.4
Under 20%	226	92.6
TOTAL	680	\$224.2

* Branch sales involving multiple acquirers are classified according to the insurance status of the majority of acquirers.

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

*** Assets passed are net of putbacks.

Note: Assets and liability data reflect post-closing revisions.

The 77 terminating receiverships had resolution and receivership book value reductions of \$2.5 billion, and recovered \$2.3 billion in cash proceeds from resolution and receivership sales and collections to the general public. The corporation purchased \$255 million (book value) in assets from these institutions for \$152 million. From these assets, the corporation has received \$73 million in cash proceeds from sales and collections on assets with a book value of \$131 million.

In the RTC Receivership Termination Program, the remaining assets of a receivership are purchased by the corporation and placed into a corporate pool for disposition. Final dividends are paid out to proven claimants of

the receivership, other liabilities are written off, and the receivership is terminated.

SOURCES AND USES OF FUNDS

From its inception through December 31, 1993, the RTC obtained \$117 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 \$31 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained \$100 billion in recoveries from receiverships.

The FIRREA appropriations include \$30.1 billion from REFCORP, \$18.8 billion in

Receivership Terminations Inception Through December 1993 (Dollars In Billions)	
Number of Receiverships Terminated or in Process of Termination (1).....	77
Book Value of Assets at Takeover.....	\$4.1
Book Value of Assets at Resolution.....	\$2.7
Book Value of Assets Sold and Collected at Resolution or in Receivership.....	\$2.5
Cash Proceeds from Assets Sold and Collected at Resolution or in Receivership.....	\$2.3
Total Book Value Purchased by Corporation.....	\$0.3
Estimated Cash Proceeds from Assets Purchased by Corporation.....	\$0.2
Total Dividends from Terminating Receiverships (2).....	\$2.2
Total Proven Claims on Terminating Receiverships.....	\$2.8
Pct. Dividends to Proven Claims.....	78%
<p>(1) Refers to receiverships that the RTC has approved for termination and which have reached at least the Corporate Purchase stage of the termination process. All dividends have been declared in the 77 receiverships. Two receiverships did not have remaining funds to pay a final dividend.</p> <p>(2) All payments paid to the RTC and other proven claimants over time on an undiscounted basis. Excludes \$320 million in repayments of RTC advances.</p> <p>Notes: Data exclude general claims proved and dividends paid at time of pass-through receivership. Data exclude general unsecured creditors for institutions in depositor preference states. Data are preliminary.</p>	

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. (Note: The RTC Completion Act, enacted into law on December 17, 1993, authorizes the Treasury to provide the RTC with up to \$18.3 billion in loss funds. If more than \$10 billion is needed, the Secretary of the Treasury must certify that RTC is complying with specified management reforms.)

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 680 resolutions through December 31 required outlays of \$197.1 billion from the RTC. Outstanding advances to conservatorships existing at the end of December totaled \$6.5 billion. Interest on FFB borrowings was \$8.0 billion. This left \$6.4 billion in cash on hand on December 31.

NEWS NOTES

RTC INSTRUCTS STAFF TO MAKE CALIFORNIA PROPERTIES AVAILABLE, HELP HOMEOWNERS AVOID FORECLOSURES

RTC staff and loan servicers have been directed to help homeowners affected by the

SOURCES AND USES OF FUNDS	
(\$ in billions)	
Inception through December 31, 1993	
SOURCES:	
Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.5
Additional Appropriations	36.7
FFB Borrowings	<u>30.5</u>
Total External Sources	117.3
Recoveries from Receiverships	100.0
TOTAL SOURCES	\$217.3
USES:	
Resolutions and Receivership Funding	\$ 197.1
Conservatorship Advances Outstanding *	6.5
FFB Interest	8.0
Other Disbursements (Net)**	-0.7
TOTAL USES	210.9
NET CASH AVAILABLE	\$ 6.4

* 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.

California earthquake avoid delinquencies on their mortgages held by the RTC.

RTC officials also have been directed to identify housing in the RTC inventory that can be made available to the Federal Emergency Management Agency (FEMA) for use in sheltering individuals and families displaced by the earthquake.

Additional properties suitable for use by households displaced by the earthquake will be made available to FEMA as they are identified.

The RTC has also enacted a temporary moratorium on sales of properties not currently under contract in the affected earthquake area until full assessments of damages are obtained and the potential for use of the properties as shelter is evaluated.

TWO TEXAS BUSINESSMEN PLEAD GUILTY TO ATTEMPTING TO BRIBE RTC OFFICIAL

Two Texas businessmen pleaded guilty on January 31 to federal criminal charges of attempting to bribe an RTC official.

Morris Cukier pleaded guilty to conspiring to bribe a public official; George W. Gardner pleaded guilty to giving a gift of value to a public official. Both men, residents of San Antonio, pleaded guilty in the U.S. District Court for the Western District of Texas, San Antonio.

Cukier admitted giving an undercover RTC agent posing as an RTC official a \$2,000 bribe on September 23, 1992, and a \$3,000 bribe on October 9, 1992. Cukier was arrested by the Federal Bureau of Investigation (FBI) immediately following payment of the last bribe. Gardner, who was not present at the time, was arrested later the same day.

The two men were involved in a scheme to offer bribes in exchange for favorable treatment to purchase a \$225,000 promissory note from the RTC at a discount price of \$65,000. The note was secured by the John Oliver

Building, San Antonio, an asset of the former City Savings and Loan Association, San Antonio. The purpose of the scheme was to gain ownership of the building.

Cukier faces a maximum penalty of five years in prison and a \$225,000 fine. Gardner faces a maximum penalty of two years in prison and a \$225,000 fine.

This case was investigated by special agents of the RTC Office of Inspector General (OIG) and the FBI. For further information, contact Clark W. Blight of the RTC OIG at 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, 12th Floor, RTC Review Mailing List, 801 17th Street, NW, Washington, DC 20434-0001.

Commonly Dialed 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
Securities Sales (Capital Markets)	(202) 416-7554
Contracting Office	(800) 541-1782
Inquiries Regarding S&Ls for Sale	(202) 416-7539
Office of Corporate Communications - Media Inquiries	(202) 416-7556
Low Income Housing Program	(202) 416-2823
Asset Claims	(202) 416-7262
Information Center ATI (Complaints)	(800) 348-1484

RTC Small Investors Program	(800) 421-2073
RTC Special Resources Clearinghouse	(800) 466-6288
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

**RTC Resolutions
Inception to December 31, 1993
(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	0.67 %	12.50 %	\$30.7	2,985
PA	433	186.2	3.3	2.57	23.77	164.9	19,337
PO	89	7.7	0.0	0.00	0.00	8.3	616
Total	680	\$224.2	\$3.5	2.22 %	21.42 %	\$203.9	22,938

**RTC Resolutions
1993
(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	0	\$0.0	\$0.0	0.00 %	0.00 %	\$0.0	0
PA	26	7.7	0.3	5.06	35.31	7.9	1,065
PO	1	0.1	0.0	0.00	0.00	0.0	1
Total	27	\$7.8	\$0.3	5.06 %	34.89 %	\$8.0	1,065

*** 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.

**RTC Resolutions
December 1993
(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
HomeFed Bank, FA, San Diego, CA	PA	12/03/93	Branch Sale to Various Institutions	\$4,308.7	\$1,288.9	\$1,249.7	29.00%
Total				\$4,308.7	\$1,288.9	\$1,249.7	29.00%
Grand Total—Inception through December 31, 1993				\$224,178.4	\$81,334.8	\$48,010.8	21.42%

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 12/31/93	December 1993	1993
<u>Cash & Securities</u>			
Book Value Reduction	\$146,128	\$1,646	\$19,217
Discount from Book Value	3,498	36	556
Sales & Principal Collections	142,629	1,610	18,661
<u>1-4 Family Mortgages</u>			
Book Value Reduction	103,842	464	10,631
Discount from Book Value	3,739	53	621
Sales & Principal Collections	100,103	411	10,009
<u>Other Mortgages</u>			
Book Value Reduction	62,427	1,328	16,256
Discount from Book Value	12,914	708	6,355
Sales & Principal Collections	49,513	620	9,901
<u>Other Loans</u>			
Book Value Reduction	30,252	538	4,729
Discount from Book Value	2,739	108	979
Sales & Principal Collections	27,513	430	3,751
<u>Real Estate</u>			
Book Value Reduction	25,952	457	7,828
Discount from Book Value	11,510	277	4,433
Sales & Principal Collections	14,441	181	3,394
<u>Other Assets</u>			
Book Value Reduction	24,631	714	4,798
Discount from Book Value	6,315	325	2,033
Sales & Principal Collections	18,315	390	2,765
<u>Total Assets</u>			
Book Value Reduction	393,231	5,148	63,459
Discount from Book Value	40,716	1,507	14,978
Sales & Principal Collections	\$352,515	\$3,641	\$48,481

Notes: Data for inception through December 31, 1993 are net of putbacks recorded to date.

Data exclude asset transfers between receiverships, subsidiaries,
and RTC Corporate.

Resolution sales are shown at book value. Proceeds of assets sales at resolution are
not separable from amounts paid for deposits of resolved thrifts.

**Beginning Assets and Asset Reductions
Inception Through December 1993
(Dollars in Billions)**

680 Closed Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate /4	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$89.7	\$100.1	\$70.4	\$27.1	\$28.2	\$9.9	18.5	\$343.9
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	46.3	21.2	4.2	4.1	6.0	0.2	1.2	83.2
Payment & Maturities.....	30.9	13.6	9.6	7.9	0.0	1.0	1.1	64.2
Other Changes (Net) /1.....	(29.4)	1.5	2.8	(3.4)	2.8	(0.9)	(1.0)	(27.7)
Assets at Resolution.....	41.8	63.8	53.9	18.6	19.4	9.6	17.2	224.2
<u>Resolution & Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	23.0	15.5	5.6	3.4	0.1	0.4	0.0	48.0
Assets Retained (After Putbacks).....	18.7	48.3	48.3	15.2	19.2	9.2	17.2	176.2
Principal Collections.....	14.8	39.0	24.9	8.8	7.1	4.6	7.9	107.3
Other Changes (Net) /2.....	0.9	5.3	10.0	3.1	7.2	(0.7)	2.7	28.6
Receivership Assets as of December 31, 1993.....	\$3.1	\$3.9	\$13.4	\$3.3	\$4.9	\$5.3	\$6.5	\$40.3

63 Conservatorship Institutions

	Cash & Securities	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$21.4	\$15.1	\$11.0	\$3.3	\$2.9	\$1.4	\$2.8	\$57.9
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	14.4	7.1	3.2	1.0	1.2	0.1	0.8	27.8
Payment & Maturities.....	13.1	3.7	2.0	2.3	0.0	0.1	0.8	22.1
Other Changes (Net)	(14.0)	(0.7)	1.4	(1.3)	0.6	(0.1)	(1.1)	(15.1)
Conservatorship Assets as of December 31, 1993.....	\$7.8	\$5.0	\$4.3	\$1.3	\$1.1	\$1.2	\$2.3	\$23.2

**Beginning Assets and Asset Reductions
Inception Through December 1993
(Dollars in Billions)**

All 743 Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate /4	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$111.1	\$115.2	\$81.4	\$30.4	\$31.0	\$11.3	\$21.4	\$401.8
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	60.7	28.3	7.4	5.1	7.2	0.3	2.0	111.0
Payment & Maturities.....	44.1	17.3	11.6	10.3	0.0	1.1	1.9	86.3
Other Changes (Net) /1.....	(43.4)	0.8	4.2	(4.8)	3.4	(1.0)	(2.0)	(42.7)
Assets at Resolution.....	41.8	63.8	53.9	18.6	19.4	9.6	17.2	224.2
<u>Resolution & Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	23.0	15.5	5.6	3.4	0.1	0.4	0.0	48.0
Assets Retained (After Putbacks).....	18.7	48.3	48.3	15.2	19.2	9.2	17.2	176.2
Principal Collections.....	14.8	39.0	24.9	8.8	7.1	4.6	7.9	107.3
Other Changes (Net) /2.....	0.9	5.3	10.0	3.1	7.2	(0.7)	2.7	28.6
Conservatorship and Receivership Assets as of December 31, 1993.....	\$10.9	\$9.0	\$17.7	\$4.6	\$6.0	\$6.5	\$8.9	\$63.5

/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 \$9.9 billion of receivership cash and investments available for the payment of expenses and dividends.

/4 Transfer of REO from one subsidiary to a receivership is included in Other Changes.