

RTC REVIEW

RESOLUTION TRUST CORPORATION

VOL. V NO. 8

August 1994

John E. Ryan, Deputy and Acting Chief Executive Officer

- * **733 Thrifts Closed by RTC from its Inception in August 1989 Through July 1994. 24.3 Million Deposit Accounts have been Protected.**
- * **Eight Institutions Closed in June. Seven Institutions Closed in July.**
- * **RTC Sold or Collected Assets with a Book Value of \$4.0 Billion in June, \$417 Billion, Net of Assets Put Back to RTC, Since Inception.**
- * **Recoveries on Asset Reductions Totaled \$2.4 Billion (62% of Book Value) in June, \$369 Billion (89% of Book Value) Since Inception.**

RTC CASELOAD

In July, the RTC resolved seven institutions to bring the total number of resolutions to 733 since the inception of the RTC in 1989. As of July 31, 1994, the RTC had 11 institutions remaining in its conservatorship program. All of the remaining institutions have been marketed for resolution, and it is expected that they all will be resolved by the end of the third quarter of 1994. No institutions were placed in conservatorship in June or July; however, one institution was resolved in June without entering conservatorship.

ASSET INVENTORY

In June, the amount of assets under RTC management, including both conservatorships and receiverships, decreased from \$48

RTC June Caseload (\$ in billions)

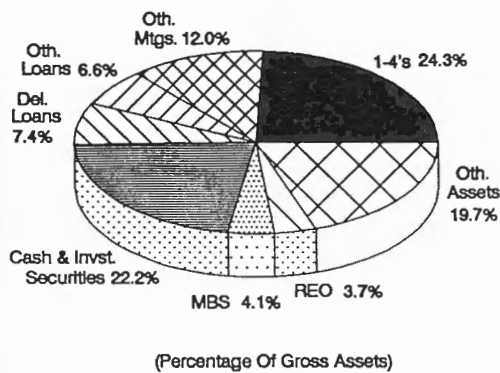
	<u>Number</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Deposits</u>
End of May	25	\$15.7	\$18.2	\$10.5
New Conservatorships	0	0.0	0.0	0.0
Resolved Cases *	8	2.6	3.2	2.5
End of June	18	\$12.6	\$14.6	\$7.8

Assets and liabilities based on preliminary 6/30/94 and 5/31/94 financial reports.

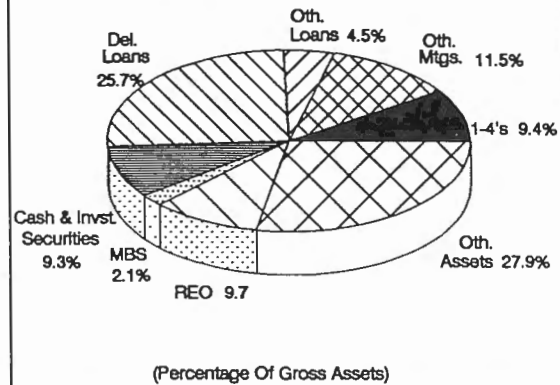
*Includes one institution that was resolved without being placed in conservatorship.

**CONSERVATORSHIP, RECEIVERSHIP ASSETS
UNDER RTC MANAGEMENT
As of June 30, 1994**

**CONSERVATORSHIPS
As of June 30, 1994**



**RECEIVERSHIPS
As of June 30, 1994**



**CONSERVATORSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.	\$2.8	22.2%
Mtg. Backed Sec.	0.5	4.1
Perf. Lns. - Total	5.4	42.9
1-4 Family Mtgs.	3.0	24.3
Cstrn. & Land	0.3	2.4
Other Mtgs.	1.2	9.7
Other Loans	0.8	6.6
Del. Lns. - Total	0.9	7.4
1-4 Family Mtgs.	0.2	1.9
Cstrn. & Land	0.1	0.6
Other Mtgs.	0.5	4.2
Other Loans	0.1	0.7
Real Estate Owned	0.5	3.7
Subsidiaries	1.4	10.9
Other Assets	1.1	8.7
Gross Assets	\$12.6	100.0 %

Data based on preliminary 6/30/94 information
Number of institutions: 18

**RECEIVERSHIP INSTITUTIONS
(dollars in billions)**

	Amount	Percent Gross Assets
Cash & Invst. Sec.*	\$3.1	9.3 %
Mtg. Backed Sec.	0.7	2.1
Perf. Lns. - Total	8.3	25.3
1-4 Family Mtgs.	3.1	9.4
Cstrn. & Land	0.6	1.7
Other Mtgs.	3.2	9.8
Other Loans	1.5	4.5
Del. Lns. - Total	8.5	25.7
1-4 Family Mtgs.	0.8	2.4
Cstrn. & Land	2.2	6.5
Other Mtgs.	4.1	12.4
Other Loans	1.4	4.4
Real Estate Owned	3.2	9.7
Subsidiaries	5.5	16.7
Other Assets	3.7	11.2
Gross Assets	\$33.0	100.0 %

Data based on preliminary 6/30/94 information
Number of institutions: 726

* Excludes \$11.9 billion in cash, investments (including restricted investments), and accounts receivable accumulated by receiverships.

billion to \$46 billion. The June figure reflects a large upward asset adjustment resulting from a successful legal action in one receivership. The decrease in assets reflects the ongoing sales effort by the RTC to reduce its asset inventory. The \$46 billion of assets under RTC management on June 30 consisted of: \$7 billion in cash and securities, \$6 billion in performing 1-4 family mortgages, \$8 billion in other performing loans, \$9 billion in delinquent loans, \$4 billion in real estate, \$7 billion in investments in subsidiaries, and \$5 billion in other assets.

The 18 conservatorships held \$13 billion in gross assets on June 30, 1994. Of the total, cash and securities (including a substantial amount of short term securities purchased with the proceeds of asset sales) represented 26%; performing 1-4 family mortgages, 24%; other performing loans, 19%; delinquent loans, 7%; real estate, 4%; investments in subsidiaries, 11%; and other assets, 9%.

Assets in receiverships remaining from the 726 institutions closed by the RTC amounted to \$33 billion on June 30. Because many of the relatively marketable assets have already been sold, most of these assets are lower quality, less marketable assets. Thus, real estate and delinquent loans represented 35% of receivership assets. Cash, securities, and performing 1-4 family mortgages represented only 21% of receivership assets. The \$33 billion excludes approximately \$12 billion in cash, liquid investments, and accounts receivable accumulated from receivership collections.

ASSET REDUCTIONS

In June, the proceeds of asset sales and other principal collections were \$2.4 billion. This included \$0.4 billion in sales proceeds from conservatorships, \$0.6 billion in other conservatorship asset collections, \$0.5 billion in resolution sales, \$0.5 billion in receivership sales, and \$0.5 billion from other receivership

principal collections. From inception through June, the RTC collected \$151 billion from securities, \$102 billion from 1-4 family mortgages, \$52 billion from other mortgages, \$29 billion from non-mortgage loans, \$16 billion from real estate, and \$20 billion from other assets.

In terms of book value, June sales and collections were \$4.0 billion. The average recovery rate on the collection of these assets was 62%. During the month, the RTC recovered 97% from securities, 99% from 1-4 family mortgages, 35% from other mortgages, 87% from non-mortgage loans, 45% from real estate, and 35% from other assets.

From the inception of the RTC through June, book value asset reductions were \$417 billion, and the RTC recovered 89% on these collections. From inception, the RTC has recovered 98% from securities, 97% from 1-4 family mortgages, 77% from other mortgages, 90% from non-mortgage loans, 56% from real estate, and 67% from other assets.

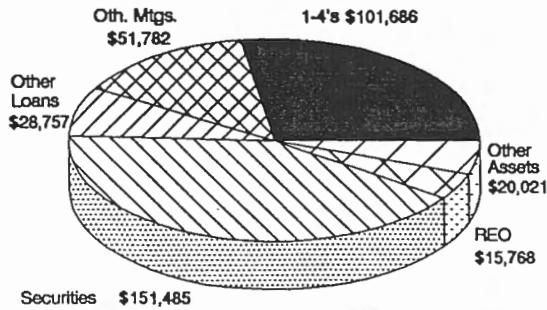
The RTC also collected \$0.1 billion in receivership income in June. From its inception to June 30, 1994, the RTC has collected \$18.2 billion in receivership income.

QUARTERLY ASSET ACTIVITY:

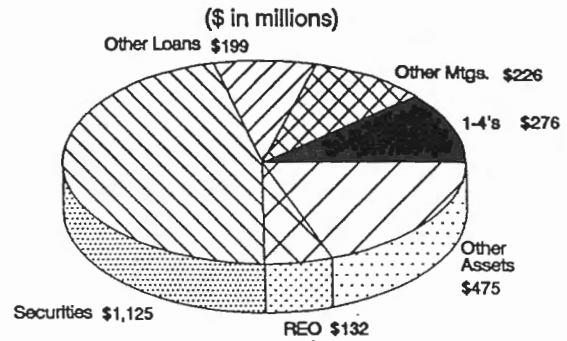
A look at RTC conservatorship asset activity shows a steady decline in the inventory of RTC conservatorship assets from March 1993 to June 1994. During the last five quarters, assets held by RTC conservatorships have decreased 65% from \$35.7 billion on March 31, 1993 to \$12.6 billion on June 30, 1994. The reduction represents the continuing sales effort by the RTC and resumption of RTC resolutions. In addition, the RTC took into conservatorship only four institutions with \$4.0 billion in assets during the last three quarters of 1993 and the first two quarters of 1994.

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

**INCEPTION 1989 THROUGH JUNE 1994
(\$ in millions)**



**JUNE 1994
(\$ in millions)**



Inception through June 1994

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales (Net) *	Sales	Collections	
Securities	\$61,086	\$50,478	\$24,147	\$9,181	\$6,593	\$151,485
1-4 Family Mortgages	28,414	17,776	15,588	30,481	9,427	101,686
Other Mortgages	7,533	11,873	5,579	17,605	9,191	51,782
Other Loans	5,332	10,916	3,385	4,836	4,288	28,757
REO	7,400	0	144	8,224	0	15,768
Other Assets	2,418	3,249	475	3,853	10,027	20,021
TOTALS	\$112,183	\$94,293	\$49,317	\$74,180	\$39,526	\$369,499

June 1994

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales	Sales	Collections	
Securities	\$181	\$255	\$472	\$167	\$50	\$1,125
1-4 Family Mortgages	48	58	13	116	40	276
Other Mortgages	20	43	0	35	128	226
Other Loans	53	100	16	1	28	199
REO	14	0	0	118	0	132
Other Assets	51	101	0	30	291	475
TOTALS	\$368	\$558	\$502	\$468	\$537	\$2,433

1994 Year to Date

	Conservatorships		Resolution	Receiverships		Total
	Sales	Collections	Sales	Sales	Collections	
Securities	\$339	\$2,765	\$1,195	\$566	\$183	\$5,048
1-4 Family Mortgages	143	491	112	173	411	1,331
Other Mortgages	142	253	100	981	796	2,272
Other Loans	265	651	33	75	204	1,228
REO	242	0	0	593	0	835
Other Assets	90	227	7	95	1,103	1,522
TOTALS	\$1,222	\$4,388	\$1,446	\$2,483	\$2,697	\$12,235

*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 – 1994
(Dollars In Billions)

	2nd Quarter 1994	1st Quarter 1994	4th Quarter 1993	3rd Quarter 1993	2nd Quarter 1993
CONSERVATORSHIP ACTIVITY					
Conservatorship Assets at Beginning of Period.....	\$20.8	\$23.2	\$30.2	\$34.8	\$35.7
ADD:					
New Conservatorship Assets.....	0.0	0.0	0.0	0.1	3.8
LESS:					
Conservatorship Payments & Maturities.....	2.2	2.2	2.7	4.5	3.7
Conservatorship Sales Proceeds.....	0.7	0.5	1.1	3.4	2.8
Loss on Sales.....	0.0	0.1	0.2	0.6	0.5
Other Changes (add).....	(0.6)	(1.1)	(1.8)	(6.0)	(3.1)
Assets of Resolved Conservatorships.....	5.9	0.6	4.8	2.2	0.7
Conservatorship Assets at End of Period.....	12.6	20.8	23.2	30.2	34.8
RESOLUTION & RECEIVERSHIP ACTIVITY					
Receivership Assets at Beginning of Period.....	33.3	40.3	43.3	47.1	55.3
ADD:					
Assets of Resolved Conservatorships.....	5.9	0.6	4.8	2.2	0.7
Accelerated Resolution Program Assets.....	0.1	0.0	0.0	0.0	0.0
LESS:					
Resolution Sales (Gross of Putbacks).....	1.3	0.2	1.5	0.8	0.5
Receivership Payments & Maturities.....	1.4	1.3	1.4	1.7	1.8
Receivership Sales Proceeds.....	0.9	1.6	1.5	1.2	3.9
Loss on Sales.....	3.3	4.5	3.6	2.9	3.6
Other Changes (add).....	(0.6)	0.0	(0.1)	(0.6)	(0.9)
Receivership Assets at End of Period.....	33.0	33.3	40.3	43.3	47.1
Total Assets at End of Period.....	\$45.5	\$54.2	\$63.5	\$73.5	\$81.9
Recovery Rate on Asset Sales and Collections.....	66%	55%	68%	77%	76%

Note: Receivership sales proceeds have been restated to include gains over book value realized at time of sale. Previously, such gains were included in receivership income.

Payments and maturities of conservatorship assets decreased from \$3.7 billion during the second quarter of 1993 to \$2.2 billion in the second quarter of 1994, a 41% decline. Proceeds from the sales of conservatorship assets have also declined, from a high of \$3.4 billion in the third quarter of 1993 to a low of \$0.7 billion in the second quarter of 1994. The recovery rate on the disposition of conservatorship assets has varied from 85% in the second quarter of 1994 to a high of 94% in the second quarter of 1994.

Assets held by the RTC in receiverships declined from \$55.3 billion at the beginning of the second quarter of 1993 to \$33.0 billion at the end of the second quarter of 1994, a 40% decline. During 1994, receivership assets decreased less than one percent from \$33.3 billion at the end of the first quarter of 1994 to \$33.0 billion at the end of the second quarter of 1994, due to the addition of \$5.9 billion in assets of resolved conservatorships which offset the ongoing asset sales effort by the RTC.

Sales to acquirers of thrifts began to increase with the resumption of RTC resolutions in the latter half of 1993. Resolution sales were \$1.5 billion in the fourth quarter of 1993, primarily from the resolution of HomeFed Bank, FA of San Diego, CA. While 46 institutions were resolved during the first half of 1994, they tended to be rather small; resolution sales measured \$0.2 billion in the first quarter and \$1.3 billion in the second quarter.

Receivership payments and maturities and receivership sales proceeds have both declined. Payment and maturities decreased by 22% in comparing the second quarter of 1993 to the second quarter of 1994. In terms of book value, receivership sales dipped in the second quarter of 1994 to \$0.9 billion from a high of \$3.9 billion in the second quarter of 1993. Losses on the disposition of receivership assets have dropped from \$4.5 billion in the first quarter of 1994 to \$3.3 billion in the

second quarter of 1994. Most of the losses in the first quarter of 1994 were attributable to the disposition of Judgments and Deficiencies, which typically have a negligible recovery rate.

Overall, assets under RTC control continued to decrease. As of June 30, 1994, the RTC controlled \$45.5 billion in assets, whereas it held \$91.0 billion on March 31, 1993, a decline of 50%. In disposing of assets, recoveries on asset book value declined from a high of 76% in the second quarter of 1993 to a low of 55% in the first quarter of 1994; recoveries increased in the second quarter of 1994 to 66%. The RTC expects the total percentage of proceeds recovered to the asset book value reduction to remain fairly low, as lower quality assets are liquidated.

MAJOR ASSET SALES:

- * A 2,000-acre parcel of agricultural land, known as Trinity Ranch, in southwestern Tarrant County, Texas, was sold to Cactus Jack Ranches, Weatherford, Texas, for \$2.6 million, which was 136 percent of its book value. The land was an asset retained by the RTC following the resolution of MeraBank Federal Savings Bank, Phoenix, Arizona, on October 1, 1990.
- * Greenway Village, a retail shopping center in Phoenix, Arizona, was sold to Padway LLC, Phoenix, Arizona, for \$1.5 million, which was 34 percent of its book value. The shopping center was an asset retained by the RTC following the resolution of Sun State Savings and Loan Association, Federal Savings Association, Phoenix, Arizona, on November 30, 1990.
- * Northpoint Center, an 80-acre tract of vacant land in Westminster, Colorado, was sold to Northpoint Investments, Denver, Colorado, for \$1.7 million, which was 148 of its book value. The land was an asset retained by the RTC following the resolution of Capitol Federal Savings and Loan Association of Aurora, Colorado, on July 12, 1991.
- * Forty-seven properties in Florida sold for \$3.7 million at auctions held in Boca Raton, Orlando, and Jacksonville on July 20, 21, and 22 respectively. The properties, which sold for 64 percent of

their total book value, were assets of several failed savings and loan associations in Florida.

THRIFT CLOSINGS

The RTC closed eight institutions in June and seven institutions in July. As of the end of July, RTC resolutions had protected 24.3 million deposit accounts from financial loss. These accounts had an average account balance of \$9,000.

The total number of thrift closings was 726 from the establishment of the RTC in August 1989 through June 30, 1994. These thrifts held \$231 billion in assets at the time of closure. Of the total, \$49 billion of assets, or 21%, were sold to acquirers (after taking into account assets returned to the RTC under put-back provisions of resolution transactions).

Estimated resolution costs for the 726 closed thrifts totaled \$85.3 billion. The \$85.3 billion represented 32% of their total liabilities at the time of resolution. If the insured deposits of all 726 institutions had been paid out to depositors, the estimated resolution cost would have been \$89.3 billion. The \$4.0 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 726 resolutions were as follows:

Transaction Type Of the 726 cases, 476 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 92 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: 2.83% of core deposits, compared to 0.67% for IDTs. Although only 66% of RTC resolutions were P&As, these transactions accounted for 82% of the deposits that have been made whole by the RTC from its inception through June 1994. In the second quarter of 1994, 29 institutions have been resolved using P&A's with two payouts. The RTC received a 7.51% premium over deposit payoff cost for these 29 institutions.

The P&A transactions included 36 Accelerated Resolution Program (ARP) cases, in which the institutions were closed without first being placed in the conservatorship program.

Type of Acquirer Banks acquired 409 of the resolved institutions, while thrifts acquired 225 from inception through June 30. In the second quarter of 1994, seventeen of the thirty-one resolved institutions have been acquired by thrifts.

Number of Bids 43% of the institutions attracted two or fewer bids; 21% attracted three or four bids; and 35% attracted five or more bids. Twenty-six of the 31 institutions resolved during the second quarter of 1994 attracted more than five bids.

Thrift Size Whereas 77% of the resolved institutions had assets of less than \$250 million, there have been 51 resolutions of thrifts with more than \$1 billion in assets. These 51 thrifts accounted for 57% of the assets held by resolved thrifts. During the second quarter of 1994, 25 of the 31 institutions resolved had assets of less than \$250 million.

Location Most resolutions have been in Texas. Other states with a large number of

**Resolution Trust Corporation
Characteristics of 726 Resolutions
Inception through June 30, 1994
(Dollars in Billions)**

Type of Acquirer *	Number of Cases	Total Assets	Size of Resolved Institution (Assets)	Number of Cases	Total Assets
Bank	409	\$131.7	\$1 Billion or more	51	\$131.9
Thrift	225	91.2	\$500 to 999 Million	48	33.6
TOTAL--Acquirers	634	223.0	\$250 to 499 Million	67	23.3
Payouts	92	7.8	Under \$250 Million	560	42.0
TOTAL	726	\$230.8	TOTAL	726	\$230.8

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	256	\$110.5
California	69	40.5	4 bids	60	25.2
Louisiana	50	4.7	3 bids	95	25.1
Illinois	49	7.5	2 bids	106	35.0
Florida	44	22.4	1 bid	140	28.6
New Jersey	33	10.8	No bids	69	6.3
Kansas	23	5.0	TOTAL	726	\$230.8
Other	321	96.4			
TOTAL	726	\$230.8			

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	57	\$5.3	5% or more	111	\$30.8
50 to 74.9%	97	15.9	3 to 4.9%	71	52.5
25 to 49.9%	155	64.1	1 to 2.9%	178	54.1
Under 25%	417	145.5	Under 1%	366	93.4
TOTAL	726	\$230.8	TOTAL	726	\$230.8

Estimated Resolution Cost as a % of Liabilities	Number of Cases	Total Assets
60% or more	101	\$21.2
40 to 59.9%	157	35.3
20 to 39.9%	239	83.0
Under 20%	229	91.4
TOTAL	726	\$230.8

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

** *Assets passed are net of putbacks.*

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

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

**Resolution Trust Corporation
Characteristics of 31 Resolutions
Second Quarter 1994
(Dollars in Billions)**

Type of Acquirer *	Number of Cases	Total Assets	Size of Resolved Institution (Assets)	Number of Cases	Total Assets
Bank	12	\$3.1	\$1 Billion or more	2	\$2.0
Thrift	17	2.8	\$500 to 999 Million	2	1.2
TOTAL--Acquirers	29	5.9	\$250 to 499 Million	2	0.6
Payouts	2	0.1	Under \$250 Million	25	2.2
TOTAL	31	\$6.0	TOTAL	31	\$6.0

Location of Resolved Institution	Number of Cases	Total Assets	Number of Bids Received	Number of Cases	Total Assets
California	5	\$1.3	5 or more bids	26	\$5.6
New Jersey	5	1.1	4 bids	1	0.1
Florida	4	0.3	3 bids	1	0.1
Virginia	3	0.3	2 bids	0	0.0
Pennsylvania	2	0.1	1 bid	1	**
South Carolina	2	0.1	No bids	2	0.1
Other	10	2.8	TOTAL	31	\$6.0
TOTAL	31	\$6.0			

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	3	\$0.2	5% or more	20	\$4.1
50 to 74.9%	7	0.7	3 to 4.9%	3	1.4
25 to 49.9%	2	0.9	1 to 2.9%	4	0.2
Under 25%	19	4.3	Under 1%	4	0.3
TOTAL	31	\$6.0	TOTAL	31	\$6.0

Estimated Resolution Cost as a % of Liabilities	Number of Cases	Total Assets
60% or more	1	\$0.1
40 to 59.9%	8	1.5
20 to 39.9%	12	2.3
Under 20%	10	2.1
TOTAL	31	\$6.0

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

** Less than \$50 million.

*** Assets passed are net of putbacks.

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

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

resolutions were California, Louisiana, Illinois, and Florida. Resolved institutions from Texas and California held the most assets, followed by Florida. In the second quarter of 1994, California and New Jersey were the states with the most resolutions.

Assets Sold to Acquirers In 57% of the cases since inception, less than 25% of the assets were sold to acquirers. However, in 57 cases, 75% or more of the assets were passed to acquirers. In 61% of the cases resolved during the second quarter, less than 25% of the assets were sold to acquirers.

Savings Over Insured Deposit Payout Costs
 Estimated savings over insured deposit

payout costs were less than 1% of core deposits in 50% of the resolutions since inception; however, these resolutions represented only 40% of total assets. Twenty of the 31 institutions resolved during the second quarter of 1994 have had savings over insured deposit payout costs of more than 5%.

RECEIVERSHIP TERMINATIONS

Since the inception of the Receivership Termination Program in July 1992, 105 receiverships which had \$5.6 billion in total gross assets at the time of takeover have been terminated. The percentage of total dividends paid to proven claimants was 80% with \$3.3 billion of total dividends being paid on total

Receivership Terminations Inception Through June 1994 (Dollars In Billions)	
Number of Receiverships Terminated or in Process of Termination (1).....	105
Book Value of Assets at Takeover.....	\$5.6
Book Value of Assets at Resolution.....	\$3.9
Book Value of Assets Sold and Collected at Resolution or in Receivership.....	\$3.6
Cash Proceeds from Assets Sold and Collected at Resolution or in Receivership.....	\$3.3
Total Book Value Purchased by Corporation.....	\$0.3
Estimated Cash Proceeds from Assets Purchased by Corporation.....	\$0.2
Total Dividends from Terminating Receiverships (2).....	\$3.3
Total Proven Claims on Terminating Receiverships.....	\$4.1
Pct. Dividends to Proven Claims.....	80%
(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 105 receiverships. Five receiverships did not have remaining funds to pay a final dividend.	
(2) All payments paid to the RTC and other proven claimants over time on an undiscounted basis. Excludes \$386 million in repayments of RTC advances.	
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.	

proved claims of \$4.1 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 (99.96%) were from the RTC.

The 105 terminating receiverships had resolution and receivership book value reductions of \$3.6 billion, and recovered \$3.3 billion in cash proceeds from resolution and receivership sales and collections to the general public. The corporation purchased \$298 million in assets from these institutions for \$170 million. After the corporate purchase, the corporation has received \$96 million in cash proceeds from sales and collections on assets with a book value of \$176 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 proved claimants of the receivership, other liabilities are written off, and the receivership is terminated.

SOURCES AND USES OF FUNDS

From its inception through June 30, 1994, the RTC obtained \$120 billion in funds from the following external sources: \$50 billion in FIRREA appropriations, \$41 billion in loss funds authorized by 1991 Acts of Congress, and \$29 billion in Federal Financing Bank (FFB) borrowings. The RTC also obtained \$105 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 Improve-

SOURCES AND USES OF FUNDS (\$ in billions) Inception through June 30, 1994	
SOURCES:	
Initial Treasury Appropriations	\$ 18.8
FHLB Contribution	1.2
REFCORP Borrowings	30.1
Additional Appropriations	40.7
FFB Borrowings	<u>28.9</u>
Total External Sources	119.7
Recoveries from Receiverships	105.4
TOTAL SOURCES	<u>\$225.1</u>
USES:	
Resolutions and Receivership Funding	\$ 206.0
Conservatorship Advances Outstanding *	5.4
FFB Interest	8.4
Other Disbursements (Net)**	-0.8
TOTAL USES	<u>218.9</u>
NET CASH AVAILABLE	<u>\$ 6.2</u>
<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>	

ment 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. The RTC Completion Act, enacted into law on December 17, 1993, authorized 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. As of June 30, 1994, \$4 billion of the \$18.3 billion had been released by the Thrift Depositor Protection Oversight Board to fund resolutions.

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 726 resolutions through June 30 required outlays of \$206.0 billion from the RTC. Outstanding advances to conservatorships existing at the end of June totaled \$5.4 billion. Interest on FFB borrowings was \$8.4 billion. This left \$6.2 billion in cash on hand on June 30.

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) 782-3006
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 California 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:

California 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 through June 30, 1994
(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 %	12.40 %	\$30.6	2,985
PA	476	192.7	3.9	2.83	23.67	173.0	20,470
PO	92	7.8	0.0	0.00	0.00	8.3	619
Total	726	\$230.8	\$4.0	2.46 %	21.37 %	\$211.9	24,073

RTC Resolutions
Second Quarter 1994
(Dollars in Millions)

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	29	5,861.0	487.5	7.51	21.77	7,463.8	1,034
PO	2	108.0	0.0	0.00	0.00	31.7	2
Total	31	\$5,969.0	\$487.5	7.49 %	21.38 %	\$7,495.5	1,035

*** 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
June 1994
(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
Encino SB, FSB, Encino, CA	PA	06/03/94	American SB, FA, Stockton, CA	\$85.1	\$5.8	\$58.1	68.34%
Cooper River FSA, North Charleston, SC	PA	06/03/94	First Citizens B&TC of SC, Columbia, SC	\$46.8	\$14.5	\$4.1	8.86%
Columbia Banking FSA, Rochester, NY	PA	06/03/94	Branch Sale to Various Institutions	\$645.2	\$52.0	\$317.2	49.18%
John Hanson FSB, Beltsville, MD	PA	06/10/94	Branch Sale to Various Institutions	\$93.9	\$148.4	\$21.5	22.90%
Franklin FSA, Ottawa, KS	PA	06/10/94	Branch Sale to Various Institutions	\$1,043.2	\$350.5	\$4.3	0.42%
Security FSB, Vineland, NJ	PA	06/17/94	Meridian Bank, NJ, Medford, NJ	\$528.1	\$80.9	\$66.3	12.54%
Ukrainian FS&LA, Philadelphia, PA	PA	06/24/94	Branch Sale to Various Institutions	\$38.5	\$5.7	\$20.7	53.69%
United FSA of Iowa, Des Moines, IA	PA	06/24/94	Branch Sale to Various Institutions	\$129.8	\$77.5	\$9.7	7.51%
Total				\$2,611.6	\$735.4	\$502.0	19.22%
Grand Total—Inception through June 30, 1994				\$230,764.2	\$85,262.2	\$49,317.3	21.37%

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 6/30/94	June 1994	1994 To Date
<u>Cash & Securities</u>			
Book Value Reduction	\$154,826	\$1,155	\$5,138
Discount from Book Value	3,341	30	90
Sales & Principal Collections	151,485	1,125	5,048
<u>1-4 Family Mortgages</u>			
Book Value Reduction	105,234	278	1,418
Discount from Book Value	3,548	2	87
Sales & Principal Collections	101,686	276	1,331
<u>Other Mortgages</u>			
Book Value Reduction	67,149	644	4,790
Discount from Book Value	15,367	417	2,518
Sales & Principal Collections	51,782	226	2,272
<u>Other Loans</u>			
Book Value Reduction	31,828	230	1,587
Discount from Book Value	3,071	31	358
Sales & Principal Collections	28,757	199	1,228
<u>Real Estate</u>			
Book Value Reduction	28,208	292	2,260
Discount from Book Value	12,440	160	1,425
Sales & Principal Collections	15,768	132	835
<u>Other Assets</u>			
Book Value Reduction	29,737	1,353	5,053
Discount from Book Value	9,716	878	3,531
Sales & Principal Collections	20,021	475	1,522
<u>Total Assets</u>			
Book Value Reduction	416,981	3,950	20,246
Discount from Book Value	47,483	1,517	8,011
Sales & Principal Collections	\$369,499	\$2,433	\$12,235

Notes: Data for inception through June 30, 1994 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 June 1994
(Dollars in Billions)**

726 Closed Institutions

	Cash & Securities /3	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate /4	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$105.5	\$107.8	\$76.4	\$28.7	\$29.9	\$10.8	19.8	\$379.0
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	56.3	25.8	6.8	4.6	6.7	0.3	1.5	102.0
Payment & Maturities.....	44.0	15.7	11.0	8.6	0.0	1.1	1.4	81.8
Other Changes (Net) /1.....	(39.2)	1.5	3.4	(3.4)	3.4	(0.7)	(0.8)	(35.7)
Assets at Resolution.....	44.4	64.7	55.2	18.9	19.7	10.2	17.7	230.8
<u>Resolution & Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	24.1	15.6	5.6	3.4	0.1	0.4	0.1	49.3
Assets Retained (After Putbacks).....	20.2	49.1	49.6	15.5	19.6	9.8	17.6	181.5
Principal Collections.....	15.8	39.9	26.8	9.1	8.2	5.7	8.2	113.7
Other Changes (Net) /2.....	0.7	5.3	12.8	3.5	8.1	(1.4)	5.7	34.8
Receivership Assets as of June 30, 1994.....	\$3.8	\$3.9	\$10.0	\$2.9	\$3.2	\$5.5	\$3.7	\$33.0

18 Conservatorship Institutions

	Cash & Securities	1-4 Family Mortgages	Other Mortgages	Other Loans	Real Estate	Subsid- iaries	Other Assets	Total
Assets at Takeover.....	\$5.7	\$7.3	\$5.0	\$1.8	\$1.2	\$0.5	\$1.5	\$22.9
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	4.8	2.6	0.7	0.7	0.7	0.1	0.6	10.2
Payment & Maturities.....	6.5	2.0	0.8	2.4	0.0	0.1	0.6	12.4
Other Changes (Net) /1.....	(9.0)	(0.6)	1.4	(2.3)	0.0	(1.1)	(0.8)	(12.2)
Conservatorship Assets as of June 30, 1994.....	\$3.3	\$3.3	\$2.1	\$0.9	\$0.5	\$1.4	\$1.1	\$12.6

**Beginning Assets and Asset Reductions
Inception Through June 1994
(Dollars in Billions)**

All 744 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	\$81.5	\$30.4	\$31.0	\$11.3	\$21.4	\$401.9
<u>Reductions During Conservatorship</u>								
Sales Proceeds.....	61.1	28.4	7.5	5.3	7.4	0.3	2.1	112.2
Payment & Maturities.....	50.5	17.8	11.9	10.9	0.0	1.2	2.1	94.3
Other Changes (Net) /1.....	(48.1)	1.0	4.7	(5.6)	3.5	(1.8)	(1.5)	(47.9)
Assets at Resolution.....	44.4	64.7	55.2	18.9	19.7	10.2	17.7	230.8
<u>Resolution & Receivership Reductions</u>								
Assets Passed (Net of Putbacks).....	24.1	15.6	5.6	3.4	0.1	0.4	0.1	49.3
Assets Retained (After Putbacks).....	20.2	49.1	49.6	15.5	19.6	9.8	17.6	181.5
Principal Collections.....	15.8	39.9	26.8	9.1	8.2	5.7	8.2	113.7
Other Changes (Net) /2.....	0.7	5.3	12.8	3.5	8.1	(1.4)	5.7	34.8
Conservatorship and Receivership Assets as of June 30, 1994.....	\$7.1	\$7.2	\$12.1	\$3.8	\$3.7	\$6.9	\$4.8	\$45.5

/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. For receiverships, accounting adjustments made at resolution are also included.

/2 Includes asset balance adjustments and principal losses.

/3 Excludes accumulation of approximately \$11.9 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.