

## Banks' Bad-Debt Cleanup Nearly Complete

Large U.S. banks slashed their holdings of distressed commercial real estate assets by more than a third last year, finally bringing them close to the levels that were normal before the financial crisis seven years ago.

The 500 banking companies with the largest commercial real estate portfolios cleared \$6 billion of nonperforming loans from their balance sheets during 2015, according to regulatory data compiled by **Trepp Bank Navigator**. That left them with \$10.2 billion of troubled loans at yearend, down 37% from a year earlier. Nonperformers made up just 0.7% of their aggregate loan portfolio on Dec. 31, down from 1.2% at the end of 2014.

Holdings of foreclosed properties dropped at a similar rate — 35% — to \$4.2 billion.

The combined \$14.3 billion of nonperforming loans and seized properties remaining amounted to just under 1% of the top 500's total commercial real estate portfolios, down from 1.7% a year earlier.

Across the entire U.S. banking industry, nonperforming and foreclosed commercial real estate assets totaled \$22.9 billion at yearend, down from \$33.5 billion in 2014 — and from a peak of \$154.4 billion in the first quarter of 2010. Trepp forecasts that figure will be chopped down this year to about \$16 billion.

“So, by the end of 2016, we should be back to a ‘normal’ level,” said Trepp managing director **Matthew Anderson**. He said that given the current size of the market, a bad-debt tally of less than \$18 billion could be considered a reasonable amount by historical measures.

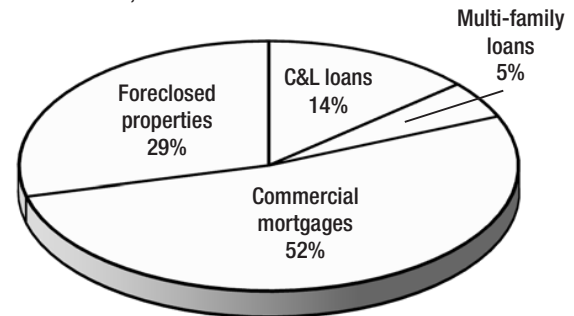
The shrinking pool of bad debt means banks are under less pressure to sell off troubled loans — which in turn means fewer opportunities for high-yield buyers. Still, the cleanup from the crash isn't quite done yet, Anderson said. “Given that we aren't quite back down to normal levels, there is still some above-average amount of restructuring to be done,” he said. “There will still be deals available during 2016.”

Most of the reduction was due to sales and workouts. Writeoffs of loans that can't be resolved have dropped to minimal levels. The net charge-off rate (gross charge-offs offset by recoveries) was just 4 bp last year, compared with rates of over 200 bp in 2009 and 2010 — and an average 8 bp in 2001-2006.

The reduction in distress was most dramatic in the riskiest category of loans — those on construction projects and land. The top 500 banks slashed their nonperforming construction

### Distressed Commercial Real Estate On the Books of the Top 500 Banks

As of Dec. 31, 2015



	Amount (\$Bil.)
Nonperforming commercial mortgages	\$7.5
Nonperforming multi-family mortgages	0.7
Nonperforming construction and land loans	2.0
Total foreclosed properties	4.2
<b>Total distressed real estate</b>	<b>14.3</b>
<b>Total real estate assets</b>	<b>1,442.8</b>

Source: Trepp Bank Navigator

and land debt by 43% last year, to just 0.9% of those loans. Nonperforming multi-family debt was cut by 29%, to an infinitesimal 0.2%. For commercial mortgages, nonperformers were trimmed by 36%, to 0.8%.

“Another indicator of the reduction in distress is that some of the banks that had done loss-sharing deals with the **FDIC** have exited the deals early,” Anderson said. Those banks agreed to take on the toxic assets of failed banks and work to resolve them, with the FDIC absorbing the lion's share of any losses. “Exiting the deals early means that the problem portfolios have been disposed of or restructured, so the acquiring banks can now focus on normal growth activities.”

While there's always a chance of a disruption in the real estate market that might cause property values to fall — and distress to rise again — “that doesn't seem to be too likely at the

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## RANKINGS

## Top 40 Banks in Nonperforming Real Estate Loans at Yearend 2015

	Total CRE Loans (\$Mil.)	Nonperforming Commercial Real Estate Loans			Total (\$Mil.)	'14-'15 % Chg.	Nonperf./ CRE Loans (%)
		Commercial (\$Mil.)	Multi-family (\$Mil.)	Construction And Land (\$Mil.)			
1 Wells Fargo, San Francisco	\$134,288.0	\$899.0	\$31.0	\$83.0	\$1,013.0	-40.9	0.8
2 Bank of America, Charlotte	73,100.0	284.0	14.0	238.0	536.0	-38.7	0.7
3 J.P. Morgan, New York	94,326.0	240.0	98.0	37.0	375.0	-17.6	0.4
4 PNC, Pittsburgh	35,441.6	194.0	48.7	104.3	346.9	-43.7	1.0
5 TD Group US, Wilmington, Del.	23,885.4	282.7	24.8	26.8	334.3	-35.5	1.4
6 M&T Bank, Buffalo	29,056.1	203.2	13.0	83.4	299.5	-20.9	1.0
7 Regions Financial, Birmingham, Ala.	15,177.1	263.7	1.2	16.5	281.4	-24.3	1.9
8 Banco Popular, San Juan, P.R.	7,206.0	223.0	1.0	15.0	239.0	-51.3	3.3
9 BB&T, Winston-Salem, N.C.	35,271.2	183.4	4.8	50.0	238.2	-36.5	0.7
10 Zions Bancorporation, Salt Lake City	17,545.0	130.2	4.1	11.2	145.4	-5.3	0.8
11 First Bancorp, San Juan, P.R.	2,574.6	101.0	2.4	26.3	129.8	-56.1	5.0
12 U.S. Bancorp, Minneapolis	38,509.0	68.0	9.0	48.0	125.0	-53.9	0.3
13 Santander Holdings USA, Boston	18,097.5	107.1	9.2	3.9	120.2	-30.8	0.7
14 BMO Financial, Wilmington, Del.	8,506.0	92.3	5.1	21.2	118.5	-52.1	1.4
15 Utrecht-America Holdings, New York	3,290.7	96.8	1.0	7.9	105.7	-35.2	3.2
16 Fifth Third Bancorp, Cincinnati	10,398.3	74.8	1.4	29.4	105.6	-26.1	1.0
17 Beal Financial, Plano, Texas	882.1	90.2	6.2	8.5	104.9	-75.8	11.9
18 First Citizens Bancshares, Raleigh	9,894.2	79.8	1.3	12.5	93.6	-16.1	0.9
19 Citizens Financial, Providence, R.I.	11,997.6	49.4	36.2	4.3	90.0	8.7	0.7
20 Oriental Financial, San Juan, P.R.	1,060.1	78.0	4.4	7.3	89.7	-43.7	8.5
21 Citigroup, New York	12,173.0	44.0	20.0	24.0	88.0	-12.0	0.7
22 SunTrust, Atlanta	16,966.5	64.4	2.0	18.0	84.4	-8.9	0.5
23 East West Bancorp, Pasadena, Calif.	9,967.6	61.6	20.5	0.8	83.0	-29.9	0.8
24 FirstMerit, Akron, Ohio	3,720.7	61.4	13.7	7.8	82.9	-30.4	2.2
25 Synovus Financial, Columbus, Ga.	12,013.9	37.3	0.5	43.3	81.1	-24.6	0.7
26 BBVA Compass Bancshares, Houston	12,807.5	71.3	0.9	6.3	78.5	-20.5	0.6
27 Everbank Financial, Jacksonville	3,927.3	68.5	0.4	3.0	71.9	75.1	1.8
28 Byline Bancorp, Chicago	793.9	55.0	12.3	1.7	69.0	-42.5	8.7
29 Brand Group Holdings, Lawrenceville, Ga.	755.9	6.0	2.5	59.6	68.0	-1.4	9.0
30 People's United Financial, Bridgeport, Conn.	12,465.1	42.8	6.7	18.1	67.6	-56.3	0.5
31 Huntington Bancshares, Columbus, Ohio	7,675.5	58.3	2.3	5.7	66.3	-19.5	0.9
32 BancWest, Honolulu	15,724.9	49.8	1.5	9.2	60.5	-43.5	0.4
33 Pacwest Bancorp, Los Angeles	5,987.4	57.2	0.4	2.7	60.4	29.0	1.0
34 Comerica, Dallas	10,813.3	52.9	0.1	6.1	59.1	-31.9	0.5
35 Talmer Bancorp, Troy, Mich.	1,786.4	49.4	3.9	4.9	58.3	-47.4	3.3
36 First Niagara Financial, Buffalo	8,388.1	49.8	3.1	5.2	58.1	-17.8	0.7
37 GE Capital, Norwalk, Conn.	6,136.1	54.1	0.0	0.0	54.1	-89.5	0.9
38 Fulton Financial, Lancaster, Pa.	5,900.7	36.5	1.4	15.5	53.5	-13.9	0.9
39 IberiaBank, Lafayette, La.	5,739.8	33.3	11.4	7.4	52.1	-11.2	0.9
40 Valley National Bancorp, Wayne, N.J.	8,182.4	38.5	0.3	12.6	51.5	-10.5	0.6
<b>TOTAL FOR TOP 40 BANKS</b>	<b>732,432.4</b>	<b>4,733.1</b>	<b>420.7</b>	<b>1,086.4</b>	<b>6,240.2</b>	<b>-39.1</b>	<b>0.9</b>
<b>TOTAL FOR TOP 500 BANKS</b>	<b>1,442,815.1</b>	<b>7,528.3</b>	<b>698.4</b>	<b>1,958.8</b>	<b>10,185.5</b>	<b>-37.0</b>	<b>0.7</b>

Source: Trepp Bank Navigator

## RANKINGS

**Bank ... From Page 1**

moment,” Anderson said. “If property values merely flatten out, that probably won’t cause much distress.” But he added, “We are several years into the recovery, so it’s natural to think about how much longer the good times can last.”

Not surprisingly, **Wells Fargo**, the bank with the largest commercial real estate portfolio by far, also has the largest amount of distressed debt on its books. It was holding \$1 billion of nonperformers and \$526 million of foreclosed properties at yearend.

Wells also led the way in resolutions, clearing \$700 million of delinquent loans from its books, a 41% reduction. Other big drops came at **Bank of America** (\$339 million), **Beal Financial** (\$327.9 million), **PNC** (\$269.1 million) and **Banco Popular** (\$252 million). Wells also was far and away the biggest seller of foreclosed properties, disposing of a whopping \$384 million to trim those holdings by 42%.

Wells had the largest volume of nonperformers in the commercial-mortgage category, and J.P. Morgan was carrying the most sour multi-family debt — mirroring their industry-leading holdings in those sectors. BofA had the largest balance of delinquent construction and land loans, \$238 million, despite being the third-largest holder of that loan type, behind Wells and **U.S. Bancorp**. In the category of foreclosed land and projects, Wells led the way by far, with \$306 million of such assets.

Construction and land loans, despite being the smallest category, had the largest volume of foreclosed properties: \$2.2 billion. Along with \$2 billion of nonperformers, distressed assets made up 2% of the construction-and-loan holdings at the top 500 banks. Foreclosed properties brought the ratio of distressed assets to 0.3% for multi-family holdings and 1% for commercial mortgages. ❖

**Largest Declines in Distressed Real Estate****Nonperforming Commercial Real Estate Loans**

	2015 (\$Mil.)	2014 (\$Mil.)	Decline (\$Mil.)
1 Wells Fargo, San Francisco	\$1,013.0	\$1,713.0	-\$700.0
2 GE Capital, Norwalk, Conn.	54.1	515.6	-461.5
3 Bank of America, Charlotte	536.0	875.0	-339.0
4 Beal Financial, Plano, Texas	104.9	432.7	-327.9
5 PNC, Pittsburgh	346.9	616.0	-269.1
6 Banco Popular, San Juan, P.R.	239.0	491.0	-252.0
7 TD Group, Wilmington, Del.	334.3	518.7	-184.4
8 First Bancorp, San Juan, P.R.	129.8	295.7	-166.0
9 U.S. Bancorp, Minneapolis	125.0	271.0	-146.0
10 BB&T, Winston-Salem, N.C.	238.2	375.2	-137.0
<b>TOTAL FOR TOP 500 BANKS</b>	<b>10,185.5</b>	<b>16,179.8</b>	<b>-5,994.3</b>

**Foreclosed Properties**

	2015 (\$Mil.)	2014 (\$Mil.)	Decline (\$Mil.)
1 Wells Fargo, San Francisco	\$526.0	\$910.0	-\$384.0
2 Hilltop Holdings, Dallas	0.0	120.8	-120.8
3 Banco Popular, San Juan, P.R.	32.1	126.6	-94.5
4 Bank of America, Charlotte	45.0	136.0	-91.0
5 Amboy Bancorp., Old Bridge, N.J.	19.3	77.9	-58.6
6 New York Community, Westbury, N.Y.	12.8	61.6	-48.9
7 First Banks, Clayton, Mo.	4.9	50.5	-45.6
8 PNC, Pittsburgh	144.8	183.7	-39.0
9 Synovus Financial, Columbus, Ga.	34.7	70.1	-35.5
10 Washington Federal, Seattle	20.3	53.9	-33.6
<b>TOTAL FOR TOP 500 BANKS</b>	<b>4,151.9</b>	<b>6,343.5</b>	<b>-2,191.6</b>

Source: Trepp Bank Navigator

## RANKINGS

## Top Banks in Nonperforming Commercial Real Estate Loans

## Commercial Mortgages

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	Wells Fargo, San Francisco	\$96,653.0	\$92,141.0	4.9	\$899.0	\$1,450.0	-38.0	0.9
2	Bank of America, Charlotte	56,993.0	46,140.0	23.5	284.0	522.0	-45.6	0.5
3	TD Group US, Wilmington, Del.	19,016.0	18,315.3	3.8	282.7	437.9	-35.4	1.5
4	Regions Financial, Birmingham, Ala.	10,502.3	11,090.9	-5.3	263.7	315.8	-16.5	2.5
5	J.P. Morgan, New York	29,343.0	27,208.0	7.8	240.0	269.0	-10.8	0.8
6	Banco Popular, San Juan, P.R.	5,666.0	5,550.0	2.1	223.0	414.0	-46.1	3.9
7	M&T Bank, Buffalo	19,584.9	18,564.7	5.5	203.2	200.7	1.2	1.0
8	PNC, Pittsburgh	23,203.7	21,916.7	5.9	194.0	391.7	-50.5	0.8
9	BB&T, Winston-Salem, N.C.	26,295.6	22,463.4	17.1	183.4	258.0	-28.9	0.7
10	Zions Bancorporation, Salt Lake City	13,290.4	13,298.6	-0.1	130.2	123.9	5.1	1.0
11	Santander Holdings USA, Boston	7,020.9	7,483.1	-6.2	107.1	157.8	-32.1	1.5
12	First Bancorp, San Juan, P.R.	2,416.3	2,682.8	-9.9	101.0	256.9	-60.7	4.2
13	Utrecht-America Holdings, New York	2,830.3	3,080.7	-8.1	96.8	151.5	-36.1	3.4
14	BMO Financial, Wilmington, Del.	6,192.5	6,097.2	1.6	92.3	204.5	-54.9	1.5
15	Beal Financial, Plano, Texas	551.3	964.9	-42.9	90.2	417.3	-78.4	16.4
16	First Citizens Bancshares, Raleigh	8,800.0	8,130.5	8.2	79.8	77.7	2.8	0.9
17	Oriental Financial, San Juan, P.R.	1,013.8	983.5	3.1	78.0	124.8	-37.5	7.7
18	Fifth Third Bancorp, Cincinnati	6,393.9	6,833.8	-6.4	74.8	96.4	-22.5	1.2
19	BBVA Compass Bancshares, Houston	8,650.0	8,263.6	4.7	71.3	85.6	-16.7	0.8
20	Everbank Financial, Jacksonville	2,955.2	2,914.5	1.4	68.5	35.2	94.7	2.3
<b>TOTAL FOR TOP 500 BANKS</b>		<b>948,381.9</b>	<b>884,362.4</b>	<b>7.2</b>	<b>7,528.3</b>	<b>11,787.7</b>	<b>-36.1</b>	<b>0.8</b>

## Multi-Family Mortgages

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	J.P. Morgan, New York	\$58,835.0	\$50,232.0	17.1	\$98.0	\$130.0	-24.6	0.2
2	PNC, Pittsburgh	4,353.9	3,251.0	33.9	48.7	64.0	-24.0	1.1
3	Citizens Financial, Providence, R.I.	593.0	577.4	2.7	36.2	12.2	197.2	6.1
4	Wells Fargo, San Francisco	16,049.0	12,092.0	32.7	31.0	46.0	-32.6	0.2
5	TD Group US, Wilmington, Del.	2,442.9	2,032.2	20.2	24.8	21.4	15.9	1.0
6	East West Bancorp, Pasadena, Calif.	1,562.8	1,469.6	6.3	20.5	26.2	-21.8	1.3
7	Citigroup, New York	2,974.0	2,483.0	19.8	20.0	21.0	-4.8	0.7
8	Bank of America, Charlotte	6,537.0	5,511.0	18.6	14.0	17.0	-17.6	0.2
9	New York Community, Westbury, N.Y.	25,989.9	23,851.4	9.0	13.9	31.1	-55.3	0.1
10	FirstMerit, Akron, Ohio	255.1	207.4	23.0	13.7	17.2	-20.0	5.4
<b>TOTAL FOR TOP 500 BANKS</b>		<b>283,219.4</b>	<b>246,381.1</b>	<b>15.0</b>	<b>698.4</b>	<b>978.8</b>	<b>-28.6</b>	<b>0.2</b>

## Construction and Land Loans

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	Bank of America, Charlotte	\$9,570.0	\$9,197.0	4.1	\$238.0	\$336.0	-29.2	2.5
2	PNC, Pittsburgh	7,884.0	8,349.7	-5.6	104.3	160.3	-35.0	1.3
3	M&T Bank, Buffalo	5,322.2	5,081.9	4.7	83.4	170.7	-51.2	1.6
4	Wells Fargo, San Francisco	21,586.0	18,366.0	17.5	83.0	217.0	-61.8	0.4
5	Brand Group, Lawrenceville, Ga.	297.2	270.5	9.9	59.6	58.0	2.8	20.1
6	BB&T, Winston-Salem, N.C.	5,621.1	4,735.7	18.7	50.0	101.3	-50.6	0.9
7	U.S. Bancorp, Minneapolis	10,332.0	9,311.0	11.0	48.0	97.0	-50.5	0.5
8	Synovus Financial, Columbus, Ga.	2,256.4	2,151.1	4.9	43.3	70.9	-38.9	1.9
9	J.P. Morgan, New York	6,148.0	5,006.0	22.8	37.0	56.0	-33.9	0.6
10	Cathay General Bancorp, Los Angeles	564.2	435.2	29.7	30.2	25.8	17.0	5.4
<b>TOTAL FOR TOP 500 BANKS</b>		<b>211,213.8</b>	<b>179,992.8</b>	<b>17.3</b>	<b>1,958.8</b>	<b>3,413.4</b>	<b>-42.6</b>	<b>0.9</b>

Source: Trepp Bank Navigator

## RANKINGS

## Top Banks in Ratio of Nonperforming Commercial Real Estate Loans

## Commercial Mortgages

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	Beal Financial, Plano, Texas	\$551.3	\$964.9	-42.9	\$90.2	\$417.3	-78.4	16.4
2	Byline Bancorp, Chicago	533.1	542.7	-1.8	55.0	77.1	-28.7	10.3
3	Lone Star National, McAllen, Texas	470.0	487.8	-3.6	36.4	13.0	179.9	7.8
4	Oriental Financial, San Juan, P.R.	1,013.8	983.5	3.1	78.0	124.8	-37.5	7.7
5	Boiling Springs, Rutherford, N.J.	155.1	172.3	-9.9	10.5	17.6	-40.3	6.8
6	New York Private Bank & Trust, New York	419.0	486.1	-13.8	20.7	19.3	7.3	4.9
7	Bank of Highland Park, Highland Park, Ill.	237.9	208.5	14.1	10.0	3.0	236.4	4.2
8	Stearns Financial Services, St. Cloud, Minn.	248.5	260.0	-4.4	10.4	5.4	94.7	4.2
9	First Bancorp, San Juan, P.R.	2,416.3	2,682.8	-9.9	101.0	256.9	-60.7	4.2
10	Orrstown Financial, Shippensburg, Pa.	249.0	244.8	1.7	10.0	5.0	100.6	4.0
11	Banco Popular, San Juan, P.R.	5,666.0	5,550.0	2.1	223.0	414.0	-46.1	3.9
12	Whitaker Bank Corp., Lexington, Ky.	270.4	278.0	-2.7	10.4	9.5	9.7	3.9
13	Midsouth Bancorp, Lafayette, La.	437.0	432.8	1.0	16.8	2.9	469.7	3.8
14	Marquette National Corp., Chicago	304.2	294.0	3.5	11.7	16.5	-29.2	3.8
15	First United Corp., Oakland, Md.	252.5	227.3	11.1	9.2	3.5	162.8	3.7
16	Talmer Bancorp, Troy, Mich.	1,375.2	1,338.7	2.7	49.4	97.7	-49.5	3.6
17	Utrecht-America Holdings, New York	2,830.3	3,080.7	-8.1	96.8	151.5	-36.1	3.4
18	Central Bancshares, Lexington, Ky.	535.8	487.2	10.0	18.1	16.5	9.7	3.4
19	Commerce Bancshares, Worcester, Mass.	388.4	396.2	-2.0	12.7	4.5	183.3	3.3
20	Communityone Bancorp, Charlotte	471.5	401.6	17.4	15.0	24.0	-37.4	3.2
<b>TOTAL FOR TOP 500 BANKS</b>		<b>948,381.9</b>	<b>884,362.4</b>	<b>7.2</b>	<b>7,528.3</b>	<b>11,787.7</b>	<b>-36.1</b>	<b>0.8</b>

## Multi-Family Mortgages

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	Citizens Financial, Providence, R.I.	\$593.0	\$577.4	2.7	\$36.2	\$12.2	197.2	6.1
2	Byline Bancorp, Chicago	220.6	226.5	-2.6	12.3	36.5	-66.3	5.6
3	FirstMerit, Akron, Ohio	255.1	207.4	23.0	13.7	17.2	-20.0	5.4
4	Midland States Bancorp, Effingham, Ill.	99.8	80.8	23.5	5.3	5.5	-2.6	5.3
5	Watford City Bancshares, Watford City, N.D.	97.4	86.8	12.2	4.6	0.0		4.7
6	Blue Hills Bancorp, Norwood, Mass.	104.9	76.4	37.3	4.6	0.0		4.4
7	Republic Bancorp Co., Oak Brook, Ill.	91.9	112.5	-18.3	4.0	0.6	588.7	4.4
8	Washingtonfirst Bankshares, Reston, Va.	52.0	36.7	41.6	2.0	2.0	-0.3	3.9
9	First Bancorp, San Juan, P.R.	68.3	35.3	93.6	2.4	1.7	38.0	3.5
10	New York Private Bank & Trust, New York	337.7	392.5	-14.0	11.6	15.2	-23.5	3.4
<b>TOTAL FOR TOP 500 BANKS</b>		<b>283,219.4</b>	<b>246,381.1</b>	<b>15.0</b>	<b>698.4</b>	<b>978.8</b>	<b>-28.6</b>	<b>0.2</b>

## Construction and Land Loans

		Total			Nonperforming			Nonperf./ Total (%)
		2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	2015 (\$Mil.)	2014 (\$Mil.)	'14-'15 % Chg.	
1	Brand Group Holdings, Lawrenceville, Ga.	\$297.2	\$270.5	9.9	\$59.6	\$58.0	2.8	20.1
2	Hampton Roads Bank, Virginia Beach, Va.	141.2	137.0	3.1	15.7	3.6	334.4	11.1
3	Lone Star National, McAllen, Texas	114.3	132.6	-13.8	9.9	7.8	26.7	8.7
4	National Bank, Greenwood Village, Colo.	152.3	118.2	28.9	11.8	24.1	-51.1	7.7
5	Clayton HC, Knoxville, Tenn.	116.4	91.6	27.1	8.9	9.1	-2.1	7.6
6	Metro Bancorp, Harrisburg, Pa.	155.8	142.0	9.7	10.6	0.4	2,307.0	6.8
7	Hamilton State Bancshares, Hoschtton, Ga.	134.1	129.1	3.9	9.0	23.9	-62.1	6.7
8	Standard Bancshares, Hickory Hills, Ill.	139.6	110.3	26.5	9.1	20.3	-55.2	6.5
9	Cathay General Bancorp, Los Angeles	564.2	435.2	29.7	30.2	25.8	17.0	5.4
10	Hometrust Bancshares, Asheville, N.C.	118.2	121.9	-3.0	5.6	6.2	-9.7	4.7
<b>TOTAL FOR TOP 500 BANKS</b>		<b>211,213.8</b>	<b>179,992.8</b>	<b>17.3</b>	<b>1,958.8</b>	<b>3,413.4</b>	<b>-42.6</b>	<b>0.9</b>

Source: Trepp Bank Navigator

## RANKINGS

## Banks With Largest Holdings of Foreclosed Commercial Properties

Based on loan balances when seizure occurred

	Commercial (\$Mil.)	Multi-family (\$Mil.)	Construction And Land (\$Mil.)	2015 Total (\$Mil.)	2014 Total (\$Mil.)	'14-'15 % Chg.
1 Wells Fargo, San Francisco	\$215.0	\$5.0	\$306.0	\$526.0	\$910.0	-42.2
2 PNC, Pittsburgh	32.0	16.6	96.2	144.8	183.7	-21.2
3 First Bancorp, San Juan, P.R.	84.0	0.4	19.4	103.7	91.4	13.5
4 TD Group US, Wilmington, Del.	72.8	0.6	6.6	80.0	108.2	-26.0
5 BB&T, Winston-Salem, N.C.	49.2	0.4	18.8	68.4	100.8	-32.2
6 Fifth Third Bancorp, Cincinnati	36.8	2.1	28.2	67.1	81.0	-17.1
7 Trustmark, Jackson, Miss.	17.1	0.0	48.2	65.3	86.2	-24.2
8 J.P. Morgan, New York	49.0	2.0	2.0	53.0	54.0	-1.9
9 First Citizens Bancshares, Raleigh	23.7	0.5	24.7	48.8	67.0	-27.2
10 Regions Financial, Birmingham, Ala.	20.0	0.0	28.7	48.7	49.8	-2.3
11 Valley View Bancshares, Overland Park, Kan.	0.3	0.0	46.2	46.5	77.5	-40.0
12 Capital Bank Financial Corp., Charlotte	6.3	0.2	39.6	46.1	62.4	-26.1
13 Parkway Bancorp, Harwood Heights, Ill.	13.2	0.0	32.5	45.7	45.8	-0.2
14 Wintrust Financial, Rosemont, Ill.	24.1	6.3	15.3	45.7	62.9	-27.3
15 Bank of America, Charlotte	37.0	0.0	8.0	45.0	136.0	-66.9
16 Ameris Bancorp, Moultrie, Ga.	7.6	0.0	34.9	42.5	52.2	-18.5
17 BMO Financial, Wilmington, Del.	26.9	1.1	14.5	42.5	59.9	-29.2
18 Oriental Financial, San Juan, P.R.	23.4	0.0	18.3	41.7	72.8	-42.8
19 Simmons First National, Pine Bluff, Ark.	11.7	0.0	27.2	38.9	51.4	-24.3
20 MB Financial, Chicago	21.2	0.5	16.1	37.8	33.2	13.7
21 FirstMerit, Akron, Ohio	28.6	0.1	8.4	37.0	54.0	-31.5
22 International Bancshares, Laredo, Texas	3.6	0.0	33.3	36.9	41.5	-11.0
23 Synovus Financial, Columbus, Ga.	4.1	0.0	30.6	34.7	70.1	-50.6
24 Republic Bancorp Co., Oak Brook, Ill.	30.8	1.0	2.8	34.6	37.2	-6.8
25 Bond Street Holdings, Weston, Fla.	3.7	1.3	29.0	34.0	61.8	-45.0
26 Community Trust Bancorp, Pikeville, Ky.	9.7	0.8	22.6	33.1	26.3	25.6
27 F.N.B. Corp., Pittsburgh	5.9	0.0	26.8	32.7	37.0	-11.5
28 Banco Popular, San Juan, P.R.	22.0	2.1	8.0	32.1	126.6	-74.6
29 Great Southern Bancorp, Reeds Spring, Mo.	0.0	0.0	30.8	30.8	39.0	-21.2
30 BNC Bancorp, High Point, N.C.	5.2	0.0	25.4	30.6	38.1	-19.8
31 Renasant, Tupelo, Miss.	10.8	0.1	19.2	30.1	29.1	3.5
32 U.S. Bancorp, Minneapolis	8.5	0.1	21.4	29.9	55.4	-46.0
33 Dickinson Financial, Kansas City, Mo.	1.1	0.0	28.7	29.8	44.1	-32.3
34 SunTrust, Atlanta	16.0	0.0	13.4	29.4	39.4	-25.3
35 Ocean Bankshares, Miami	0.4	0.0	27.6	28.0	17.4	60.9
36 Western Alliance Bancorporation, Phoenix	7.6	0.0	19.3	26.9	33.4	-19.3
37 Central Banccompany, Jefferson City, Mo.	5.9	0.1	20.3	26.2	31.5	-16.6
38 Bridgeview Bancorp, Bridgeview, Ill.	10.0	2.4	13.1	25.5	31.2	-18.1
39 SCBT Financial, Columbia, S.C.	13.3	0.0	12.1	25.4	32.1	-21.0
40 Adam Bank, College Station, Texas	4.6	0.0	20.6	25.1	30.7	-18.1
<b>TOTAL FOR TOP 40 BANKS</b>	<b>963.1</b>	<b>43.7</b>	<b>1,244.4</b>	<b>2,251.2</b>	<b>3,262.1</b>	<b>-31.0</b>
<b>TOTAL FOR TOP 500 BANKS</b>	<b>1,825.9</b>	<b>95.7</b>	<b>2,230.3</b>	<b>4,151.9</b>	<b>6,343.5</b>	<b>-34.5</b>

Source: Trepp Bank Navigator

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