



SR003_7: Failed Bank Report

Suburban Federal Savings Bank

2120 Baldwin Avenue
Crofton, MD 2114

(1/1/1954 – 1/30/2009)

Report Objective

This report has **two** objectives, using the bank's **data***:

1. To examine the bank finances in the quarters prior to its failure.
2. To analyze the bank finances using our Key Performance Indicator (KPI) scoring approach to determine if the bank's failure is something we could have predicted.

*Data source: FDIC and company filings.

Bank Background

FDIC Certificate #	30763
Bank Charter Class	Savings Association
Asset Concentration	Mortgage Lending Specialization
Product Specialty	Personal and Business Banking Services, Investment Services, Real Estate Lending Services
Number of Branches	N/A
Number of Employees	60 (as of December 31, 2008)

Executives

CEO/President	Robert Morrison Jr.
CFO	Patricia Cole

What took place?

Suburban Federal Savings Bank, Crofton, MD was closed by the Office of Thrift Supervision (OTS) on January 30th, 2009. The Federal Deposit Insurance Corporation (FDIC) was named Receiver. The estimated cost to the FDIC Deposit Insurance Fund is \$126,000,000, compared to the average cost of \$389,206,944. Bank of Essex in Virginia acquired all deposits.

Bank Financial Snapshot

Financial Data Overlay (thousands)			
	2007 Q4	2008 Q4	Percentage Change
Assets	\$ 412,025	\$ 347,408	↓ 15.7%
Liabilities	\$ 381,118	\$ 349,393	↓ 8.3%
Net Income	\$ 94	-\$ 32,910	↓ 35,111%

- The average net income change for all FDIC banks was -83.49% in the same period.
- The average net income change for all the mortgage lending specialization banks was -1105% in the same period.
- Compared with the whole industry and other mortgage lending specialization banks, Suburban Federal Savings Bank's decline from Net Income is extremely large (-35111%) during 2008.

Key Performance Indicators

KPI Summary for 2008 Q4	
Normalized Income Rating	Poor
Delinquent Asset Rating	Very Poor
Asset: Liability Rating	Very Poor
Real Estate Asset Rating*	Very Poor
Bankability Composite Score	-26.73** (Very Poor)

Possible ratings: *Excellent, Good, Moderate, Poor, Very Poor.*

*This rating is relevant to the current “financial crisis” fueled by mortgage security backed loans.

**This is out of 100.

Normalized Income Analysis

	2007Q3	2007Q4	2008Q1 	2008Q2	2008Q3	2008Q4
Normalized Income	-0.03%	-0.08%	-0.59%	-5.33%	-1.19%	-1.73%
SD's from Average*	-0.562	-0.215	-1.40	-8.25	-1.55	-1.61
Ranking	Moderate	Moderate	Poor	Very Poor	Poor	Poor

- Suburban FSB had a normalized income of -1.73% in the fourth quarter of 2008, the quarter before it failed.
- Banks of the same asset concentration hierarchy (mortgage lending specialization) had an average normalized income of -0.04%. The standard deviation of the normalized incomes was 1.05%, which means that Suburban FSB was 1.61 SD's below the average.
- Between 2008Q2 and 2008Q3, Suburban FSB switched from a commercial lending specialization to a mortgage lending specialization.

*Average of banks of the same asset concentration hierarchy



Indicates sign of bank in financial distress

Delinquent Asset Analysis

	2007Q3	2007Q4	2008Q1 	2008Q2	2008Q3	2008Q4
Delinquent Asset	3.7047%	0.8104%	3.8094%	3.6039%	6.7827%	6.7319%
SD's from Average*	1.60	-0.34	1.20	1.19	2.60	2.29
Ranking	Poor	Good	Poor	Poor	Very Poor	Very Poor


- Suburban Federal Savings Bank had a delinquent assets out of total assets ratio 6.73% in the fourth quarter of 2008, the quarter before it failed.
- Banks of the same asset concentration hierarchy (mortgage lending specialization) had an average delinquent asset of 1.77%. The standard deviation of the delinquent assets was 2.17%, which means that Suburban Federal Savings Bank was about 2.29 SD's above the average.
- Except the last quarter of 2007, Suburban Federal Savings Bank 's delinquent assets ratio has been poorer relatively than other banks.

*Average of banks of the same asset concentration hierarchy



Indicates sign of bank in financial distress

Real Estate Loan Asset Analysis

	2007Q3 	2007Q4	2008Q1	2008Q2	2008Q3	2008Q4
Real Estate Loan Asset Ratio	91.04%	87.39%	85.48%	90.20%	87.11%	87.47%
SD from Average*	2.35	2.08	1.97	2.25	1.26	1.29
Ranking	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor

- Suburban Federal Saving Bank had a 87.47% of R/A ratio in 08 Q4, the quarter before it failed.
- In 08 Q4, banks of the same asset concentration hierarchy (mortgage lending specialization) had an average R/A ratio of 59.04%. The standard deviation of the R/A ratio was 22%, which means that Suburban Federal Saving Bank was 1.29 SD's above the average.
- Before 08 Q2, Suburban Federal Saving Bank was in a commercial lending specialization.

*Average of banks of the same asset concentration hierarchy



Indicates sign of bank in financial distress

Asset: Liability Analysis

	2007Q3	2007Q4	2008Q1	2008Q2 	2008Q3	2008Q4
Asset: Liability Ratio	108.03%	108.11%	107.68%	102.32%	101.15%	99.43%
Median A/L Ratio*	110.97%	110.95%	110.93%	110.69%	111.55%	111.63%
Ranking	Poor	Poor	Poor	Very Poor	Very Poor	Very Poor

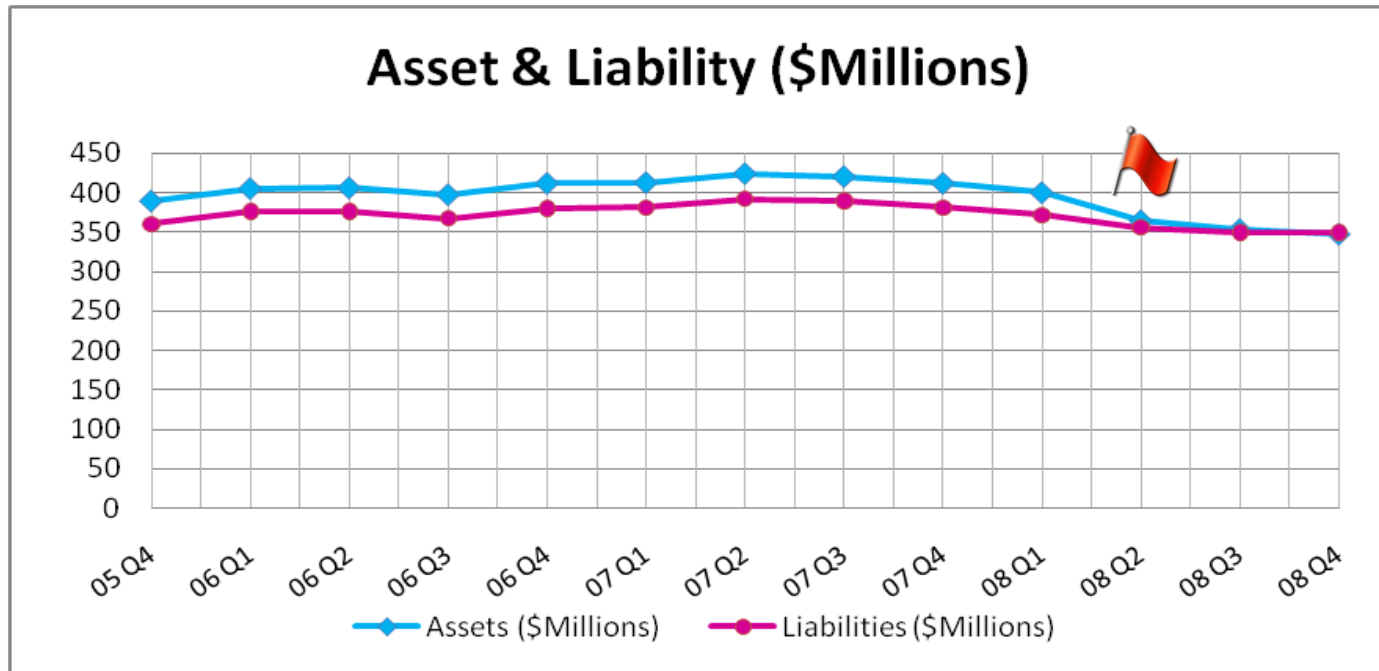
- Suburban Federal Saving Bank experienced decreasing A/L ratio since 07 Q4.
- The bank fell into the worst ranking in 08 Q2.
- Of the banks failed in 09 Q1, 90.48% of them had an A/L ratio under 107%.
- Of the bank with an A/L ratio under 106% in 08 Q4, 12% failed in the subsequent quarter.

*Median of banks of the same asset concentration hierarchy



Indicates sign of bank in financial distress

Asset & Liability History

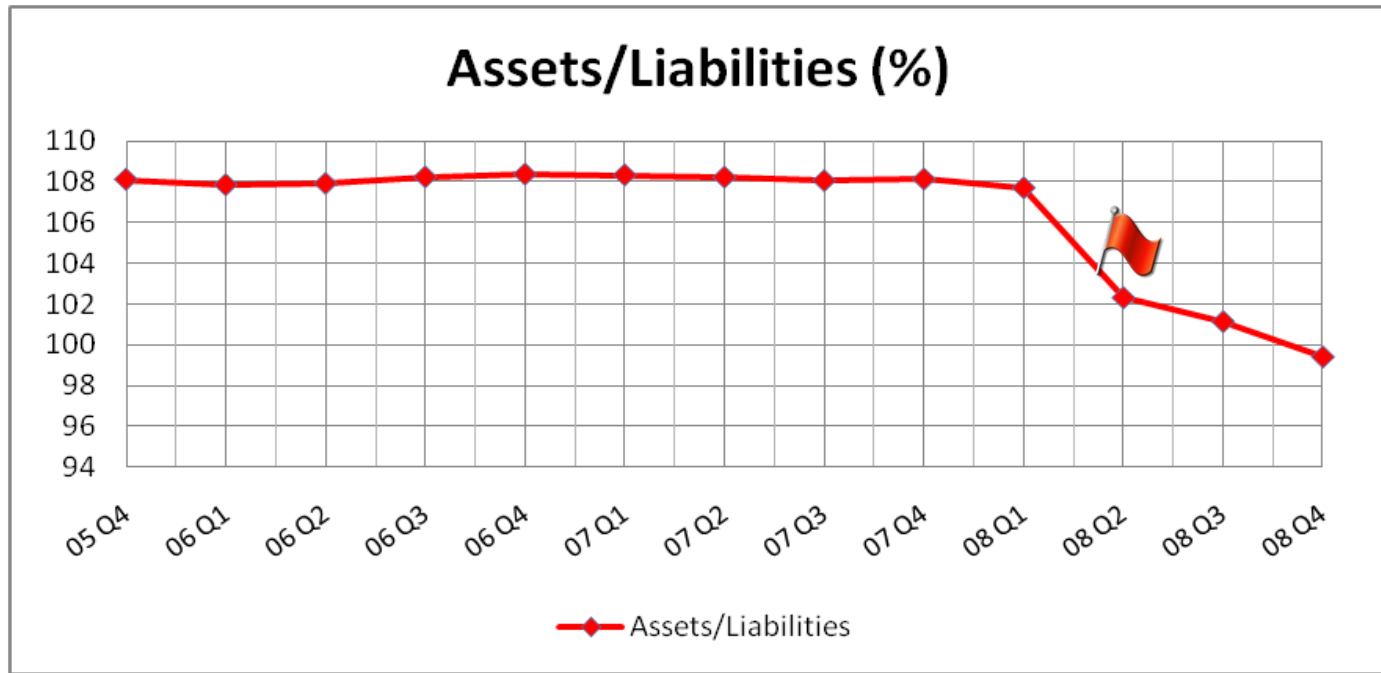


- The difference between asset and liability was nearly disappeared after 08 Q2.



Indicates sign of bank in financial distress

Asset/Liability History

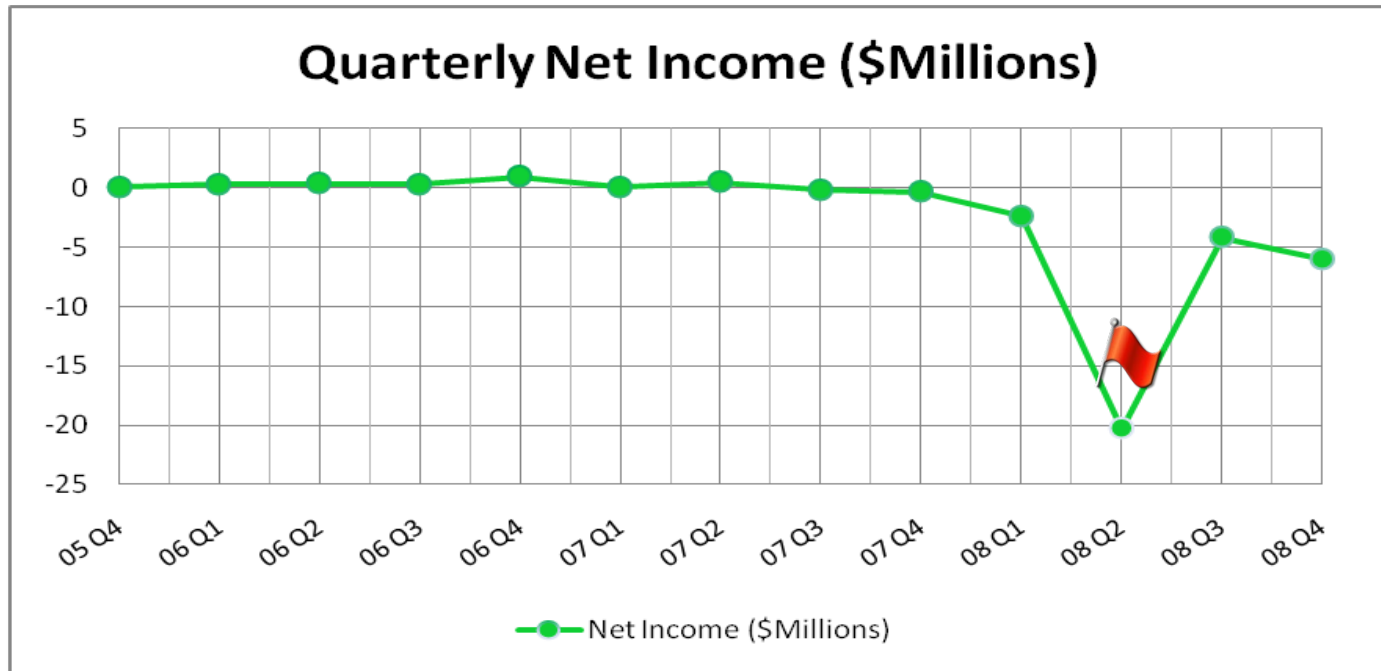


- The A/L ratio dropped nearly 6% in 08 Q2.



Indicates sign of bank in financial distress

Net Income History

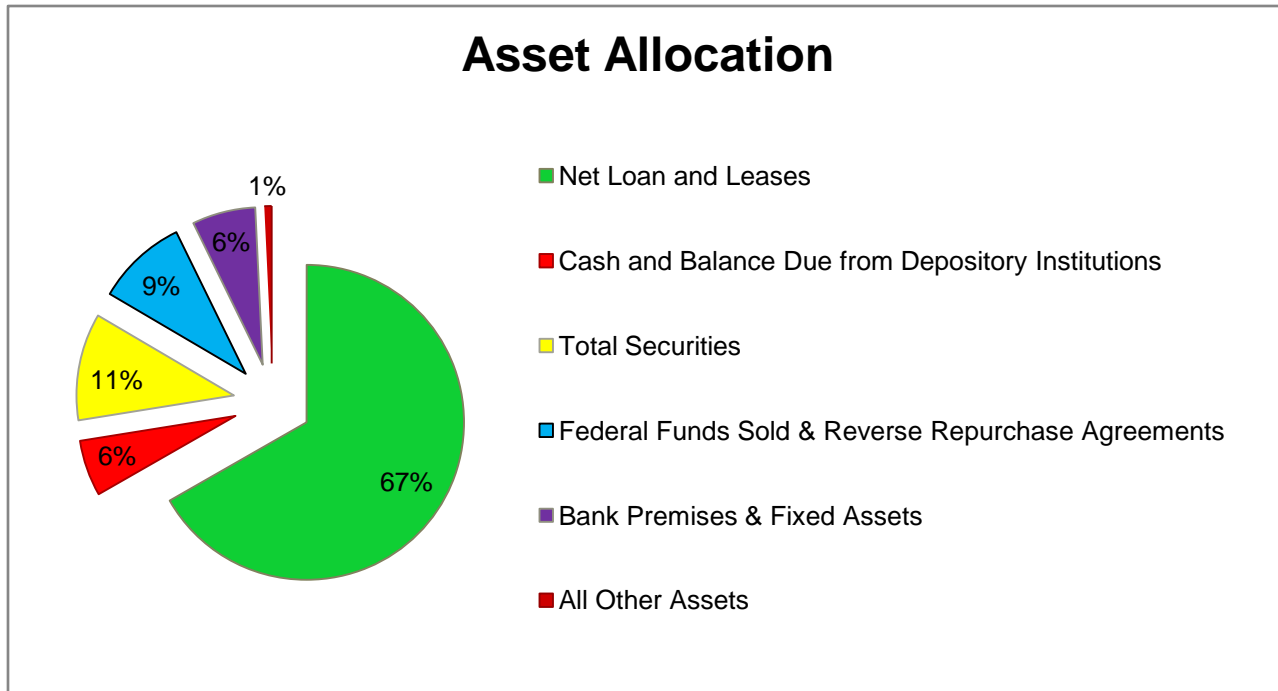


- The bank recorded a big loss in 08 Q2.
- The bank started reporting losses in 08 Q1.



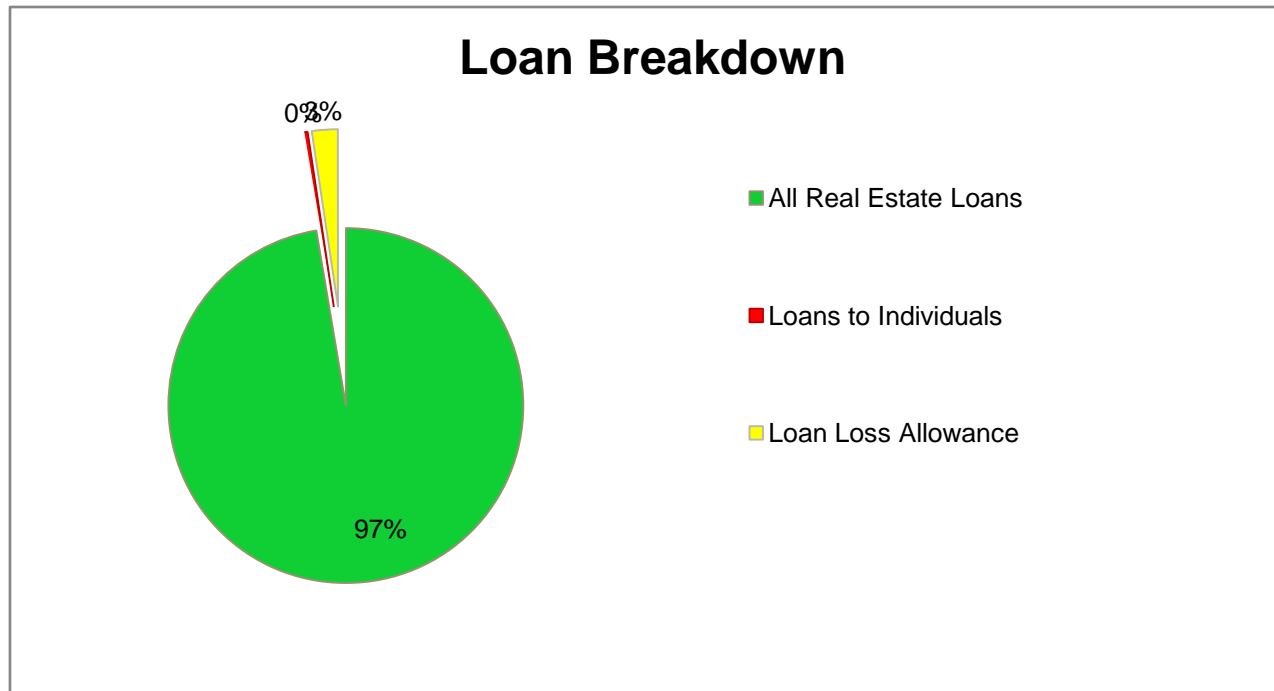
Indicates sign of bank in financial distress

Asset Allocation



- The average percentage of Net Loans for banks of the same Asset Concentration Hierarchy in fourth quarter of 2008 was 72.53%.
- The average Net Loan percentage of all banks in the fourth quarter of 2008 was 66.14%.

Loan Breakdown



- The average percentage of Real Estate Loans for banks of the same Asset Concentration Hierarchy in the fourth quarter of 2008 was 90.57%.
- The average percentage for all banks in the fourth quarter of 2008 was 71.23%.

Events Timeline

- Mar. 4, 08** - SEC voted to disclose information for the secondary market ETF investors in Form N-1A.
- Mar. 7, 08** - The Fed will initiate a series of term repurchase transactions that are expected to cumulate to \$100 billion.
- Mar. 19, 08** - Fannie Mae and Freddie Mac is expected to provide support to the U.S. mortgage market, up to \$200 billion immediate liquidity.
- Mar. 21, 08** - Lost of \$2.5 million in the 1Q.
- Mar. 31, 08** - Suburban Federal had \$10 million worth of real estate acquired through foreclosure on the books.
- Mar. 31, 08** - The pot of money Suburban Federal had set aside to cover loan losses totaled 0.8% of the bank's loans.
- Mar. 31, 08** - 5% of Suburban Federal's loans were past due in the 1Q.
- May 29, 08** - U.S.-Canada mutual recognition arrangement: U.S. Securities markets and certain U.S. financial service firms could gain greater freedom to operate in Canada under SEC.
- June 10, 08** - FDIC releases a supervisory letter to all banks on interest reserves that examines the risks that this underwriting practice presents.
- June 11, 08** - SEC voted on a comprehensive series of credit rating agency reforms to bring increased transparency to credit rating process.
- June 13, 08** - Suburban Federal agreed to the cease-and-desist order.
- June 17, 08** - New HOPE NOW guidelines to deal with issues surrounding second mortgages and short sales.

Events Timeline

- June 26, 08** - FDIC adopts Basel II-Based Standardized Approach as an alternative risk-based capital framework available to all banks except the largest and most complex banks
- June 26, 08** - FRS, FDIC, and OCC issued the host state loan-to-deposit ratios, which help indicate branches outside of the home state that were established or acquired for the purpose of deposit production.
- Jul. 13, 08** - Paulson Announces a three-part plan for GSEs: a temporary increase in the line of credit, a temporary authority for Treasury to purchase equity, and an advisory role is given to the Fed.
- Aug. 20, 08** - FDIC's implementation in Loan Modification Program will help to modify troubled IndyMac mortgages loans.
- Sept. 17, 08** - SEC clarified that bank support of money market mutual funds generally are not required to present the fund on-balance sheet, but disclosure of the nature of the support provided is expected.
- Sept. 18, 08** - SEC requires that certain institutional money managers report their new short sales of certain publicly traded securities.
- Sept. 19, 08** - SEC prohibited short selling in 779 financial institutions.
- Sept. 20, 08** - Treasury Secretary Hank Paulson releases \$700 billion proposal to purchase troubled mortgage-related assets.
- Sept. 30, 08** – Suburban only had enough money set aside to cover 14% of its noncurrent loans.
- Oct. 7, 08** - Emergency Economic Stabilization Act of 2008 Temporarily Increases Basic FDIC Insurance Coverage from \$100,000 to \$250,000 per Depositor.

Events Timeline

- Oct. 14, 08** - FDIC creates new program to guarantee bank debts and fully insure non-interest bearing deposit transaction accounts.
- Oct. 14, 08** - The Treasury Department will invest up to \$250 billion in the nation's banks via the Capital Purchase Program.
- Nov. 17, 08** – Aegion is considering the purchase of Suburban Federal Savings Bank.
- Nov. 20, 08** - FDIC announces the availability of IndyMac Loan Modification Model.
- Nov. 25, 08** - Created the Term Asset-Backed Securities Loan Facility to support the issuance of asset-backed securities collateralized by loans.
- Dec. 3, 08** - SEC approved measures to strengthen oversight of credit rating agencies.
- Dec. 16, 08** - Troubled banks have to provide certain position level and counterparty level data and QFC counterparty and portfolio identifiers to FDIC in a timely manner.
- Dec. 23, 08** - Treasury provides TARP funds to focal Banks by purchasing \$2.8 billion investment from 49 banks.
- Dec. 30, 08** - The Fed announced that it will purchase mortgage-backed securities.
- Jan. 15, 09** - The Senate voted to allow access to the remaining bailout funds of \$350 billion.
- Jan. 27, 09** - As part of the Capital Purchase Program, Treasury announced investments of \$386 million in 23 healthy banks.
- Jan. 30, 09** - Suburban Federal Savings Bank was closed by the Office of Thrift Supervision. Bank of Essex acquires all the deposits of Suburban Federal Savings Bank.
- Feb. 10, 09** - Geithner rolls out the Financial Stability Plan, promises to perform “stress tests” on big banks, and commit \$100 billion to boost the TALF.

Events Timeline

- Feb. 10, 09** - A Capital Assistance Program to help ensure banks hold sufficient capital, produce a more consistent and forward-looking assessment of risks on banks' balance and their potential capital needs.
- Feb. 10, 09** - A Public-Private Investment Fund will combine public and private capital with government financing to help free up capital to support new lending.
- Feb. 10, 09** - Treasury and Fed expanded the Term Asset-Backed Securities Lending facility up to \$1 trillion.
- Feb. 18, 09** - President Obama signs the American Recovery and Reinvestment Act of 2009, which limits bonuses of the highest earning executives.
- Mar. 4, 09** - Treasury announced loan modification guidelines under the Administration's Homeowner Affordability and Stability Plan.
- Mar. 23, 09** - Using TARP capital and capital from private investors, the Public-Private Investment Program will generate \$500 billion in purchasing power to buy legacy assets.
- May 29, 09** - FDIC tightens the deposit interest rates paid by banks that are less than well capitalized. Generally, such banks will be permitted to offer to "national rate" plus 75 basis points.
- June 9, 09** - 10 Of the largest U.S financial institutions are expected to make CPP repayments to Treasury.
- Jul. 2, 09** - FDIC proposed guidelines require private equity firms to hold bank purchases for 3yrs and maintain capital levels.

Report Summary – *Surprise?*

Based on the methods with which we analyzed, Suburban Federal Savings Bank, its failure was **not a surprise**.

Here are the indications that the bank should fail:

- 1) **The bank lost over 8.5% of its total asset in the last 4 quarters.**
- 2) **Delinquent Loan was ranked between poor and very poor in 5 out of 6 quarters. The problem was worse in the last 2 quarters.**
- 3) **The real estate loan: asset analysis was ranked very poor in all 6 quarters.**
- 4) **Suburban Federal Saving Bank's asset: liability ratio was ranked very poor in the last 3 quarters prior to failure. The bank had negative equity in the last quarters.**
- 5) **Its Bankability Composite Score was -26.73 before its failure, which was considered to be very poor.**

The combination of all these five indications shows that failure of the bank was within our prediction.

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