

Bank Loan Portfolios Grew by 7% Last Year

Big U.S. banks increased their holdings of commercial real estate loans at a stepped-up but still moderate rate last year.

The banking companies with the 100 largest commercial real estate portfolios posted a 6.8% increase in commercial, multi-family and construction-and-land loans, according to regulatory data compiled by **Trepp Bank Navigator**.

That surpassed 2013's growth rate of 4.5%, as banks continued to ramp up their lending, but it remained modest by historical standards. Trepp managing director **Matthew Anderson** noted there were several years of double-digit increases before the financial crisis.

"The amount of growth we are seeing now is very sustainable," Anderson said. "Banks are getting more comfortable with commercial real estate lending again. Still, memories of the downturn are pretty fresh, so the greater comfort hasn't translated into a headlong rush."

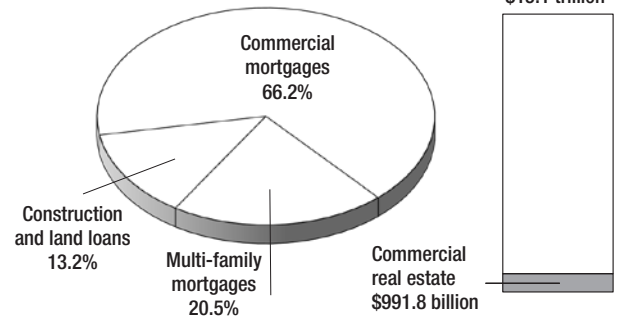
As of Dec. 31, the top 100 banks were approaching \$1 trillion of commercial real estate loans — \$991.8 billion to be exact — up \$63.5 billion from a year earlier.

Trepp estimates that across the banking industry, commercial mortgage originations totaled about \$240 billion last year, up by about a fifth from \$200 billion in 2013. The firm expects a similar increase this year, to about \$280 billion. Of course, much depends on the direction of interest rates. "If rates rise sharply this year, that could have a dampening effect on loan volume," Anderson said. "On the other hand, higher rates would make loans more attractive for lenders."

Commercial Real Estate Loans Of Top 100 Banking Companies

As of Dec. 31, 2014

Total assets \$15.1 trillion



	Amount (\$Bil.)
Commercial mortgages	\$656.9
Multi-family mortgages	203.8
Construction and land loans	131.2
TOTAL	991.8

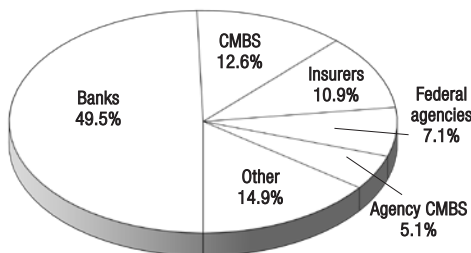
Source: Trepp Bank Navigator

Last year's increase in bank lending was about on par with originations growth for other types of lenders, including securitization platforms, insurers and agency lenders. Trepp

Continued on Next Page

Overall Holders of Commercial Real Estate Debt

As of Dec. 31, 2014



	Commercial		Multi-family		TOTAL		
	12/14 (\$Bil.)	12/13 (\$Bil.)	12/14 (\$Bil.)	12/13 (\$Bil.)	12/14 (\$Bil.)	12/13 (\$Bil.)	'13-'14 % Chg.
Banks	\$1,347.3	\$1,282.3	\$327.2	\$289.0	\$1,674.5	\$1,571.3	6.6
CMBS	350.9	354.7	74.0	75.2	424.9	429.9	-1.2
Insurers	312.6	294.2	56.5	53.6	369.1	347.8	6.1
Federal agencies	0.0	0.0	240.8	243.5	240.8	243.5	-1.1
Agency CMBS	0.0	0.0	171.4	147.1	171.4	147.1	16.5
Other	378.8	361.5	124.2	122.1	503.0	483.6	4.0
TOTAL	2,389.6	2,292.7	994.1	930.5	3,383.7	3,223.2	5.0

Source: Federal Reserve Board

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Bank Loan Portfolios Grew by 7% Last Year

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estimates that all told, some \$435 billion of commercial real estate loans was originated last year, up 18.5% from 2013.

Notably, bank lending for development surged. The top 100 banks had \$131.2 billion of construction and land loans on their books at yearend, a 15.2% increase from a year earlier. After plummeting during the downturn, loans in that category only began to rebound in 2013. But their growth last year eclipsed that of multi-family loans, which were up 14.1%. The broad category of commercial mortgages, which makes up two-thirds of the banks' real estate holdings, grew just 3.3%.

"The construction-and-land growth is not surprising," Anderson said, because it followed several years of contraction. "During the mid-2000s, construction lending was growing in the 30% range — so 15% is strong, but not excessive."

However, risk-based capital rules that took effect Jan. 1 could dampen further growth in that category, Anderson noted. The rules, part of the U.S. version of "Basel 3" guidelines, subject non-agency acquisition, development and construction loans to a 150% risk weighting, unless the leverage is 80% or less and the borrower's up-front capital contribution is at least 15% of the project's "as-completed" value.

Among individual banks, **Wells Fargo** continues to have the largest commercial real estate portfolio by far, with \$122.6 billion of holdings. That was up a mere 0.8%, after a 0.7% drop the year before. Second-place **J.P. Morgan** posted an 8.4% gain, to \$82.4 billion, atop an 8.9% increase in 2013.

Bank of America held on to third place despite a 6.6% dip in its outstanding loans, to \$60.8 billion. **U.S. Bancorp** was fourth again with \$39.1 billion (up 2%), and **PNC** repeated in fifth place with \$33.5 billion (up 3.2%). In fact, there was no change in the membership of the Top 10, although **New York Community Bancorp** edged ahead of **BB&T** to take sixth place and **Capital One** also moved up one notch to No. 9, switching places with **TD Bank**. Eight of the 10 saw growth in their commercial real estate portfolios, as did 85 of the top 100.

The portion of those portfolios categorized as nonperforming continued to diminish rapidly, to 1.2%, from 1.9% at the end of

2013 and 3.4% in 2012. Back in 2010, nonperformers made up 7% of the aggregate balance. The distress rate for construction and land loans was cut in half, to 1.7%, while just 0.3% of multi-family loans were nonperforming (down from 0.7%) and the rate for other commercial property was 1.3% (down from 2%).

To the extent that new lending is driven by refinancing, the opportunity to replace maturing bank loans will decline over the next few years, while maturities of other mortgages, including securitized loans, will increase. For the last five years, bank loans have accounted for more than half of each year's maturities, but that won't be the case for the next few years.

Trepp estimates that \$366.2 billion of commercial real estate debt comes due this year, including \$158.8 billion of bank loans. Bank maturities will dip to \$130.2 billion next year and \$126.7 billion in 2017. Meanwhile, some \$98.6 billion of securitized loans are due this year, rising to \$109.6 billion next year and \$136.7 billion in 2017. Looking out five years, Trepp estimates \$1.7 trillion of commercial real estate debt will mature by 2019, including \$701.1 billion of bank loans.

At the top 100 banks, the 6.8% growth in commercial real estate holdings outstripped the 3.7% increase in their overall assets. As a result, those loan portfolios accounted for 6.6% of their \$15.1 trillion of total assets at yearend, up from 6.4% in 2013. For the top 1,000 banks, where holdings of commercial real estate loans grew by 5.7% last year, they accounted for 8.3% of total assets, up from 7.7% a year earlier.

In the fast-growing category of construction and land loans, Wells was again the leading bank, with \$18.4 billion on its books, an 8.5% increase. **U.S. Bancorp** moved up one slot to second place with \$9.3 billion, increasing its holdings by 19.4%, while BofA slipped to third with \$9.2 billion, down by 12.7%. PNC remained No. 4 with \$8.3 billion, while **M&T Bank** climbed a rung to fifth place with \$5.1 billion.

The rankings for the other two loan types were unchanged from last year. In the broad commercial-mortgage category, four of the top five showed slight reductions in their holdings. But four of the five leaders in the multi-family loan category racked up double-digit growth. ❖

RANKINGS

Top 100 Banks in Real Estate Loan Holdings at Yearend 2014

		Total Assets (\$Mil.)	Commercial Real Estate Loans				'13-'14 % Chg.	Nonperf./ RE Loans (%)
			Commercial (\$Mil.)	Multi-family (\$Mil.)	Construction and Land (\$Mil.)	Total (\$Mil.)		
1	Wells Fargo, San Francisco	\$1,687,155.0	\$92,141.0	\$12,092.0	\$18,366.0	\$122,599.0	0.8	1.4
2	J.P. Morgan, New York	2,573,126.0	27,208.0	50,232.0	5,006.0	82,446.0	8.4	0.6
3	Bank of America, Charlotte	2,106,796.0	46,140.0	5,511.0	9,197.0	60,848.0	-6.6	1.4
4	U.S. Bancorp, Minneapolis	402,529.0	25,591.0	4,208.0	9,311.0	39,110.0	2.0	0.7
5	PNC, Pittsburgh	345,243.1	21,916.7	3,251.0	8,349.7	33,517.4	3.2	1.8
6	New York Community, Westbury, N.Y.	48,559.2	7,652.9	23,851.4	259.2	31,763.5	11.6	0.2
7	BB&T, Winston Salem, N.C.	186,814.0	22,463.4	2,568.0	4,735.7	29,767.1	-0.1	1.3
8	M&T Bank, Buffalo	96,687.2	18,564.7	3,691.5	5,081.9	27,338.1	5.0	1.4
9	Capital One, McLean, Va.	309,083.5	11,661.7	9,386.1	2,259.3	23,307.1	7.7	0.6
10	TD Bank, Cherry Hill, N.J.	248,144.8	18,315.3	2,032.2	1,966.0	22,313.5	1.2	2.3
11	General Electric Capital, Norwalk, Conn.	508,255.3	17,628.5	2,893.0	871.8	21,393.2	7.2	2.4
12	Zions Bancorporation, Salt Lake City	57,208.9	13,298.6	1,660.3	2,508.5	17,467.4	-2.5	0.9
13	Santander Holdings USA, Boston	118,353.3	7,483.1	8,670.3	1,176.3	17,329.7	-0.6	1.0
14	SunTrust Banks, Atlanta	190,446.8	13,517.2	1,024.5	2,310.3	16,852.0	12.6	0.5
15	MUFG, New York	113,678.1	10,056.1	3,959.8	1,812.2	15,828.1	8.1	0.5
16	Regions Financial, Birmingham, Ala.	119,888.7	11,090.9	1,096.4	3,103.2	15,290.5	-5.7	2.4
17	BancWest, Honolulu	89,767.8	11,129.6	1,150.7	1,842.1	14,122.4	7.1	0.8
18	BBVA Compass Bancshares, Houston	83,152.4	8,263.6	1,611.1	2,157.1	12,031.8	9.4	0.8
19	People's United, Bridgeport, Conn.	35,985.9	7,867.7	2,950.6	1,003.1	11,821.4	5.2	1.3
20	Synovus Financial, Columbus, Ga.	27,051.2	8,216.7	786.5	2,151.1	11,154.3	4.9	1.0
21	Citigroup, New York	1,842,530.0	6,716.0	2,483.0	1,482.0	10,681.0	6.6	0.9
22	Citizens Financial, Providence, R.I.	133,000.1	8,112.6	577.4	1,663.6	10,353.7	-2.0	0.8
23	Comerica, Dallas	69,452.4	7,460.5	596.8	2,270.8	10,328.2	1.2	0.8
24	HSBC North America, New York	290,100.7	7,101.8	2,199.8	1,003.6	10,305.2	15.4	0.6
25	Fifth Third Bancorp, Cincinnati	138,705.6	6,833.8	338.6	2,565.3	9,737.8	1.6	1.5
26	KeyCorp, Cleveland	93,882.1	6,460.6	2,082.2	1,103.7	9,646.5	7.3	0.7
27	First Citizens Bancshares, Raleigh	30,075.1	8,130.5	187.2	749.7	9,067.3	18.1	1.2
28	Umpqua Holdings, Portland, Ore.	22,622.2	5,573.9	2,724.4	607.3	8,905.6	89.8	0.4
29	East West Bancorp, Pasadena, Calif.	28,738.3	6,339.2	1,469.6	546.5	8,355.4	19.5	1.4
30	Investors Bancorp, Short Hills, N.J.	18,722.3	3,124.9	5,040.1	147.5	8,312.5	24.8	0.3
31	BMO Financial, Wilmington, Del.	115,879.6	6,097.2	802.3	1,360.5	8,260.0	0.9	3.0
32	Huntington Bancshares, Columbus, Ohio	66,298.0	6,294.0	776.8	1,159.6	8,230.5	4.1	1.0
33	First Niagara Financial, Buffalo	38,558.9	5,419.6	1,596.2	903.6	7,919.4	4.8	0.9
34	Morgan Stanley, New York	801,510.0	7,221.0	285.0	65.0	7,571.0	185.1	0.0
35	Valley National Bancorp, Wayne, N.J.	18,793.9	4,590.0	1,581.6	533.6	6,705.3	22.0	0.9
36	Banco Popular, San Juan, P.R.	33,097.0	5,550.0	518.0	333.0	6,401.0	-23.4	7.7
37	Goldman Sachs, New York	856,301.0	4,201.0	438.0	1,034.0	5,673.0	96.2	2.3
38	Fulton Financial, Lancaster, Pa.	17,083.2	4,570.1	256.5	826.2	5,652.8	1.7	1.1
39	Pacwest Bancorp, Los Angeles	16,236.5	4,232.4	881.9	446.0	5,560.2	105.8	0.8
40	PrivateBancorp, Chicago	15,603.4	3,926.6	594.8	703.0	5,224.4	14.0	0.4
41	Associated Banc-Corp, Green Bay, Wis.	26,821.8	3,078.2	977.0	1,009.0	5,064.1	2.5	1.1
42	United Bankshares, Charleston, W. Va.	12,328.8	3,218.8	534.0	1,133.3	4,886.1	51.8	0.9
43	Susquehanna Bancshares, Lititz, Pa.	18,661.4	3,729.0	310.2	788.3	4,827.5	-1.0	1.0
44	Astoria Financial, Lake Success, N.Y.	15,640.0	874.1	3,915.2	0.0	4,789.3	16.5	0.5
45	BankUnited, Miami Lakes, Fla.	19,210.5	2,657.8	1,876.7	169.1	4,703.7	57.1	0.1

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RANKINGS

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		Total Assets (\$Mil.)	Commercial Real Estate Loans			Total (\$Mil.)	'13-'14 % Chg.	Nonperf./ RE Loans (%)
			Commercial (\$Mil.)	Multi-family (\$Mil.)	Construction and Land (\$Mil.)			
46	City National, Los Angeles	\$32,610.4	\$3,364.4	\$605.3	\$729.9	\$4,699.7	10.2	0.8
47	Cathay General Bancorp, Los Angeles	11,516.8	3,600.8	515.6	435.2	4,551.5	10.9	1.2
48	BOK Financial, Tulsa, Okla.	29,148.1	3,310.6	372.9	867.7	4,551.2	12.1	0.6
49	Wintrust Financial, Rosemont, Ill.	20,032.4	3,455.5	638.3	416.7	4,510.5	5.3	1.0
50	Western Alliance, Phoenix	10,600.5	3,567.4	182.6	748.1	4,498.1	14.7	1.4
51	BBCN Bancorp, Los Angeles	7,140.3	4,169.8	167.0	110.9	4,447.7	12.2	1.5
52	BancorpSouth, Tupelo, Miss.	13,326.5	3,192.6	291.9	853.6	4,338.1	6.8	0.6
53	Hancock Holding, Gulfport, Miss.	20,752.2	2,976.3	167.8	1,086.2	4,230.4	5.3	1.1
54	IberiaBank, Lafayette, La.	15,758.6	3,163.0	338.1	663.5	4,164.7	15.0	1.4
55	Prosperity Bancshares, Houston	21,519.4	2,832.2	198.1	1,026.5	4,056.8	12.1	0.2
56	Texas Capital Bancshares, Dallas	15,900.3	2,154.8	318.2	1,580.9	4,053.9	26.0	0.2
57	Dime Community Bancshares, Brooklyn	4,497.1	745.6	3,298.6	0.0	4,044.2	11.6	0.2
58	Northern Trust, Chicago	109,946.5	2,810.6	728.7	418.3	3,957.5	6.2	1.3
59	Cullen/Frost Bankers, San Antonio	28,347.5	2,784.6	110.4	959.9	3,854.9	15.9	0.7
60	FirstMerit, Akron, Ohio	24,909.6	3,085.9	207.4	544.9	3,838.2	-4.1	3.1
61	Bank of the Ozarks, Little Rock, Ark.	6,766.5	2,008.4	253.6	1,511.6	3,773.6	53.9	0.8
62	Webster Financial, Waterbury, Conn.	22,545.4	2,686.7	584.9	352.6	3,624.2	15.7	0.5
63	Provident Financial, Jersey City, N.J.	8,523.4	2,298.2	1,026.0	222.6	3,546.8	19.2	0.7
64	Utrecht-America Holdings, New York	36,215.6	3,080.7	259.6	143.1	3,483.4	1.3	4.7
65	Everbank Financial, Jacksonville	21,617.8	2,914.5	508.1	31.1	3,453.7	8.3	1.2
66	F.N.B. Corp., Pittsburgh	16,127.1	2,837.1	237.5	376.4	3,451.1	16.0	1.0
67	Customers Bancorp, Wyomissing, Pa.	6,825.4	1,010.6	2,289.3	89.4	3,389.3	85.3	0.4
68	International Bancshares, Laredo, Texas	12,196.5	1,734.7	116.9	1,498.3	3,349.9	13.6	0.7
69	IMB Holdco, Pasadena, Calif.	21,860.9	1,807.2	1,451.4	60.6	3,319.3	8.5	0.5
70	First Midwest Bancorp, Itasca, Ill.	9,445.1	2,390.2	563.1	219.9	3,173.2	16.3	1.0
71	Ally Financial, Detroit	151,828.0	2,966.0	0.0	185.0	3,151.0	10.4	0.1
72	Central Bancompany, Jefferson City, Mo.	9,694.9	2,276.8	326.8	510.3	3,113.8	-0.5	0.8
73	Home Bancshares, Conway, Ark.	7,403.3	2,081.9	258.8	740.1	3,080.8	14.5	1.0
74	Apple Financial, New York	11,659.4	2,014.8	1,026.0	9.7	3,050.5	1.5	0.0
75	Bremer Financial, St. Paul, Minn.	9,231.2	2,148.5	345.2	533.5	3,027.2	13.5	0.4
76	Union First Market, Richmond, Va.	7,363.9	2,060.1	297.3	656.4	3,013.8	75.2	0.6
77	Arvest Bank, Bentonville, Ark.	14,971.3	2,129.8	214.2	565.7	2,909.8	-4.2	2.0
78	Eagle Bancorp, Bethesda, Md.	5,248.7	1,801.0	289.8	798.2	2,889.1	52.9	0.2
79	Midland Financial, Oklahoma City	9,803.4	2,393.4	132.9	313.5	2,839.8	3.4	0.5
80	First Bancorp, San Juan, P.R.	12,424.4	2,682.8	35.3	104.4	2,822.5	-12.2	10.5
81	Eastern Bank, Boston	9,480.0	2,118.8	443.4	260.2	2,822.4	34.4	0.3
82	First Horizon National, Memphis	25,674.0	2,028.6	77.9	676.2	2,782.7	0.1	1.0
83	Flushing Financial, Lake Success, N.Y.	5,077.0	768.7	1,929.9	11.2	2,709.7	14.6	0.5
84	Trustmark, Jackson, Miss.	12,250.6	1,763.2	195.9	679.4	2,638.5	3.6	2.9
85	Columbia Banking System, Tacoma, Wash.	8,579.5	2,141.2	239.7	256.6	2,637.5	12.4	1.1
86	MB Financial, Chicago	14,602.1	1,967.8	399.5	263.6	2,630.9	53.0	3.8
87	CVB Financial, Ontario, Calif.	7,377.9	2,322.6	216.4	55.2	2,594.2	10.4	1.0
88	Commerce Bancshares, Kansas City, Mo.	24,015.1	1,936.2	200.0	403.1	2,539.3	-1.6	0.9
89	Wilshire Bancorp, Los Angeles	4,155.5	2,345.7	118.8	47.5	2,512.0	11.8	1.4
90	Firstbank Holding, Lakewood, Colo.	14,542.3	1,594.1	382.6	530.2	2,506.9	11.7	0.4

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RANKINGS

Top 100 Banks in Real Estate Loan Holdings at Yearend 2014

		Total Assets (\$Mil.)	Commercial Real Estate Loans			Total (\$Mil.)	'13-'14 % Chg.	Nonperf./ RE Loans (%)
			Commercial (\$Mil.)	Multi-family (\$Mil.)	Construction and Land (\$Mil.)			
91	National Americas Holdings, New York	\$9,601.1	\$1,998.4	\$166.5	\$341.1	\$2,506.0	3.4	1.1
92	TCF Financial, Wayzata, Minn.	19,427.5	1,381.1	849.1	249.7	2,479.9	-4.2	1.0
93	Oritani Financial, Washington Township, N.J.	3,250.4	1,477.6	962.0	10.7	2,450.2	10.2	0.7
94	Brookline Bancorp, Boston	5,799.9	1,642.3	618.2	147.0	2,407.5	12.6	0.2
95	Independent Bank, Rockland, Mass.	6,364.9	1,764.7	318.5	320.6	2,403.7	4.9	0.3
96	Hanmi Financial, Los Angeles	4,234.8	2,281.9	102.4	9.7	2,393.9	26.6	2.0
97	Pinnacle Bancorp, Central City, Neb.	8,084.8	1,773.9	172.3	445.0	2,391.2	5.5	0.7
98	Luther Burbank, Santa Rosa, Calif.	3,970.2	1,028.8	2,145.3	30.1	2,248.1	-7.3	0.2
99	Glacier Bancorp, Kalispell, Mont.	8,306.8	1,523.5	160.4	555.3	2,239.2	13.5	1.8
100	United Community Banks, Blairsville, Ga.	7,568.8	1,668.4	45.4	495.5	2,209.3	1.4	0.3
TOTAL FOR TOP 100 BANKS		15,057,900.5	6,859.3	2,771.6	131,194.8	991,825.7	6.81	1.2
TOTAL FOR TOP 1,000 BANKS		17,131,535.0	962,266.5	256,384.8	197,385.0	1,416,036.4	5.71	1.3

Source: Trepp Bank Navigator

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RANKINGS

Top 40 Banks in Commercial Mortgages at Yearend 2014

	Commercial Mortgages			Nonperforming Commercial Mortgages			Nonperf./ Commercial Mortgages (%)
	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	
1 Wells Fargo, San Francisco	\$92,141.0	\$94,136.0	-2.1	\$1,450.0	\$2,122.0	-31.7	1.6
2 Bank of America, Charlotte	46,140.0	48,555.0	-5.0	522.0	628.0	-16.9	1.1
3 J.P. Morgan, New York	27,208.0	27,103.0	0.4	269.0	372.0	-27.7	1.0
4 U.S. Bancorp, Minneapolis	25,591.0	26,263.0	-2.6	159.0	210.0	-24.3	0.6
5 BB&T, Winston Salem, N.C.	22,463.4	22,922.2	-2.0	258.0	442.9	-41.7	1.1
6 PNC, Pittsburgh	21,916.7	22,047.7	-0.6	391.7	711.2	-44.9	1.8
7 M&T Bank, Buffalo	18,564.7	18,623.1	-0.3	200.7	276.2	-27.3	1.1
8 TD Bank, Cherry Hill, N.J.	18,315.3	18,146.2	0.9	437.9	527.6	-17.0	2.4
9 General Electric Capital, Norwalk, Conn.	17,628.5	16,775.6	5.1	507.0	1,000.6	-49.3	2.9
10 SunTrust Banks, Atlanta	13,517.2	12,326.7	9.7	57.4	103.8	-44.7	0.4
11 Zions Bancorporation, Salt Lake City	13,298.6	13,835.5	-3.9	123.9	202.6	-38.8	0.9
12 Capital One, McLean, Va.	11,661.7	11,263.6	3.5	94.2	93.3	0.9	0.8
13 BancWest, Honolulu	11,129.6	10,775.0	3.3	88.9	137.8	-35.5	0.8
14 Regions Financial, Birmingham, Ala.	11,090.9	12,721.1	-12.8	315.8	450.4	-29.9	2.8
15 MUFG, New York	10,056.1	9,895.4	1.6	45.4	96.4	-52.9	0.5
16 BBVA Compass Bancshares, Houston	8,263.6	7,856.6	5.2	85.6	125.5	-31.8	1.0
17 Synovus Financial, Columbus, Ga.	8,216.7	7,651.7	7.4	36.3	68.4	-46.9	0.4
18 First Citizens Bancshares, Raleigh	8,130.5	7,005.4	16.1	77.7	149.8	-48.2	1.0
19 Citizens Financial, Providence, R.I.	8,112.6	8,471.2	-4.2	64.6	136.8	-52.8	0.8
20 People's United Financial, Bridgeport, Conn.	7,867.7	8,249.7	-4.6	100.3	117.0	-14.3	1.3
21 New York Community, Westbury, N.Y.	7,652.9	7,381.7	3.7	26.3	26.2	0.5	0.3
22 Santander Holdings USA, Boston	7,483.1	8,215.6	-8.9	157.8	203.1	-22.3	2.1
23 Comerica, Dallas	7,460.5	7,655.1	-2.5	74.5	125.0	-40.4	1.0
24 Morgan Stanley, New York	7,221.0	2,523.0	186.2	0.0	10.0	-100.0	0.0
25 HSBC North America, New York	7,101.8	6,994.0	1.5	58.4	157.0	-62.8	0.8
26 Fifth Third Bancorp, Cincinnati	6,833.8	7,419.1	-7.9	96.4	111.0	-13.1	1.4
27 Citigroup, New York	6,716.0	6,523.0	3.0	48.0	60.0	-20.0	0.7
28 KeyCorp, Cleveland	6,460.6	6,292.4	2.7	46.0	46.5	-1.0	0.7
29 East West Bancorp, Pasadena, Calif.	6,339.2	5,215.7	21.5	78.0	107.6	-27.5	1.2
30 Huntington Bancshares, Columbus, Ohio	6,294.0	6,265.2	0.5	68.8	101.3	-32.1	1.1
31 BMO Financial, Wilmington, Del.	6,097.2	6,144.3	-0.8	204.5	354.0	-42.2	3.4
32 Umpqua Holdings, Portland, Ore.	5,573.9	3,821.0	45.9	37.0	20.3	82.4	0.7
33 Banco Popular, San Juan, P.R.	5,550.0	6,676.0	-16.9	414.0	558.0	-25.8	7.5
34 First Niagara Financial, Buffalo	5,419.6	5,577.2	-2.8	60.5	67.6	-10.4	1.1
35 Valley National Bancorp, Wayne, N.J.	4,590.0	3,672.4	25.0	42.9	79.0	-45.7	0.9
36 Fulton Financial, Lancaster, Pa.	4,570.1	4,508.7	1.4	39.5	43.4	-8.9	0.9
37 Pacwest Bancorp, Los Angeles	4,232.4	2,138.3	97.9	33.7	56.6	-40.5	0.8
38 Goldman Sachs, New York	4,201.0	2,382.0	76.4	119.0	421.0	-71.7	2.8
39 BBCN Bancorp, Los Angeles	4,169.8	3,718.3	12.1	65.2	80.1	-18.7	1.6
40 PrivateBancorp, Chicago	3,926.6	3,517.6	11.6	15.8	34.6	-54.3	0.4
TOTAL FOR TOP 100 BANKS	656,859.3	635,795.5	3.3	8,565.0	12,658.9	-32.3	1.3

Source: Trepp Bank Navigator

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RANKINGS

Top 20 Banks in Multi-Family Loans at Yearend 2014

	Multi-Family Mortgages			Nonperforming Multi-Family Mortgages			Nonperf./ Multi-Family Mortgages (%)
	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	
1 J.P. Morgan, New York	\$50,232.0	\$45,093.0	11.4	\$130.0	\$210.0	-38.1	0.3
2 New York Community, Westbury, N.Y.	23,851.4	20,717.3	15.1	31.1	58.4	-46.8	0.1
3 Wells Fargo, San Francisco	12,092.0	10,620.0	13.9	46.0	153.0	-69.9	0.4
4 Capital One, McLean, Va.	9,386.1	8,346.0	12.5	14.6	12.5	16.3	0.2
5 Santander Holdings USA, Boston	8,670.3	8,219.6	5.5	9.6	18.7	-48.5	0.1
6 Bank of America, Charlotte	5,511.0	6,063.0	-9.1	17.0	23.0	-26.1	0.3
7 Investors Bancorp, Short Hills, N.J.	5,040.1	3,979.7	26.6	3.6	5.9	-38.6	0.1
8 U.S. Bancorp, Minneapolis	4,208.0	4,283.0	-1.8	15.0	35.0	-57.1	0.4
9 MUFG, New York	3,959.8	3,871.7	2.3	9.0	13.8	-35.2	0.2
10 Astoria Financial, Lake Success, N.Y.	3,915.2	3,295.4	18.8	13.7	13.2	3.7	0.3
11 M&T Bank, Buffalo	3,691.5	2,964.4	24.5	7.4	40.1	-81.5	0.2
12 Dime Community Bancshares, Brooklyn	3,298.6	2,498.0	32.0	3.1	48.0	-93.6	0.1
13 PNC, Pittsburgh	3,251.0	2,652.0	22.6	64.0	68.3	-6.3	2.0
14 People's United Financial, Bridgeport, Conn.	2,950.6	2,376.7	24.1	10.6	15.9	-33.3	0.4
15 General Electric Capital, Norwalk, Conn.	2,893.0	2,568.1	12.7	8.7	69.6	-87.6	0.3
16 Umpqua Holdings, Portland, Ore.	2,724.4	435.0	526.3	1.1	1.1	-6.3	0.0
17 BB&T, Winston Salem, N.C.	2,568.0	2,238.2	14.7	15.8	19.2	-17.7	0.6
18 Citigroup, New York	2,483.0	2,193.0	13.2	21.0	20.0	5.0	0.8
19 Customers Bancorp, Wyomissing, Pa.	2,289.3	1,065.1	114.9	0.0	0.1	-100.0	0.0
20 HSBC North America, New York	2,199.8	1,391.7	58.1	0.1	8.8	-99.1	0.0
TOTAL FOR TOP 100 BANKS	203,771.6	178,666.3	14.1	680.6	1,375.3	-50.5	0.3

Top 20 Banks in Construction and Land Loans at Yearend 2014

	Construction & Land Loans			Nonperforming C&L Loans			Nonperf./ C&L Loans (%)
	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	2014 (\$Mil.)	2013 (\$Mil.)	'13-'14 % Chg.	
1 Wells Fargo, San Francisco	\$18,366.0	\$16,924.0	8.5	\$217.0	\$634.0	-65.8	1.2
2 U.S. Bancorp, Minneapolis	9,311.0	7,797.0	19.4	97.0	186.0	-47.8	1.0
3 Bank of America, Charlotte	9,197.0	10,536.0	-12.7	336.0	168.0	100.0	3.7
4 PNC, Pittsburgh	8,349.7	7,791.0	7.2	160.3	452.2	-64.6	1.9
5 M&T Bank, Buffalo	5,081.9	4,436.9	14.5	170.7	250.2	-31.8	3.4
6 J.P. Morgan, New York	5,006.0	3,827.0	30.8	56.0	45.0	24.4	1.1
7 BB&T, Winston Salem, N.C.	4,735.7	4,629.1	2.3	101.3	150.1	-32.5	2.1
8 Regions Financial, Birmingham, Ala.	3,103.2	2,404.5	29.1	48.9	78.3	-37.5	1.6
9 Fifth Third Bancorp, Cincinnati	2,565.3	1,809.2	41.8	39.8	98.6	-59.7	1.5
10 Zions Bancorporation, Salt Lake City	2,508.5	2,652.0	-5.4	26.4	45.5	-41.9	1.1
11 SunTrust Banks, Atlanta	2,310.3	1,921.8	20.2	30.4	76.5	-60.3	1.3
12 Comerica, Dallas	2,270.8	2,011.1	12.9	12.2	39.9	-69.3	0.5
13 Capital One, McLean, Va.	2,259.3	2,031.7	11.2	23.3	38.3	-39.2	1.0
14 BBVA Compass Bancshares, Houston	2,157.1	1,743.6	23.7	8.4	20.9	-59.5	0.4
15 Synovus Financial, Columbus, Ga.	2,151.1	2,277.4	-5.5	70.9	167.3	-57.6	3.3
16 TD Bank, Cherry Hill, N.J.	1,966.0	2,022.2	-2.8	59.3	104.3	-43.1	3.0
17 BancWest, Honolulu	1,842.1	1,430.0	28.8	16.0	30.2	-47.0	0.9
18 MUFG, New York	1,812.2	871.0	108.1	17.0	37.4	-54.6	0.9
19 Citizens Financial, Providence, R.I.	1,663.6	1,345.2	23.7	6.0	12.5	-52.1	0.4
20 Texas Capital Bancshares, Dallas	1,580.9	1,490.8	6.0	3.8	7.0	-45.2	0.2
TOTAL FOR TOP 100 BANKS	131,194.8	113,910.6	15.2	2,258.5	4,077.3	-44.6	1.7

Source: Trepp Bank Navigator

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