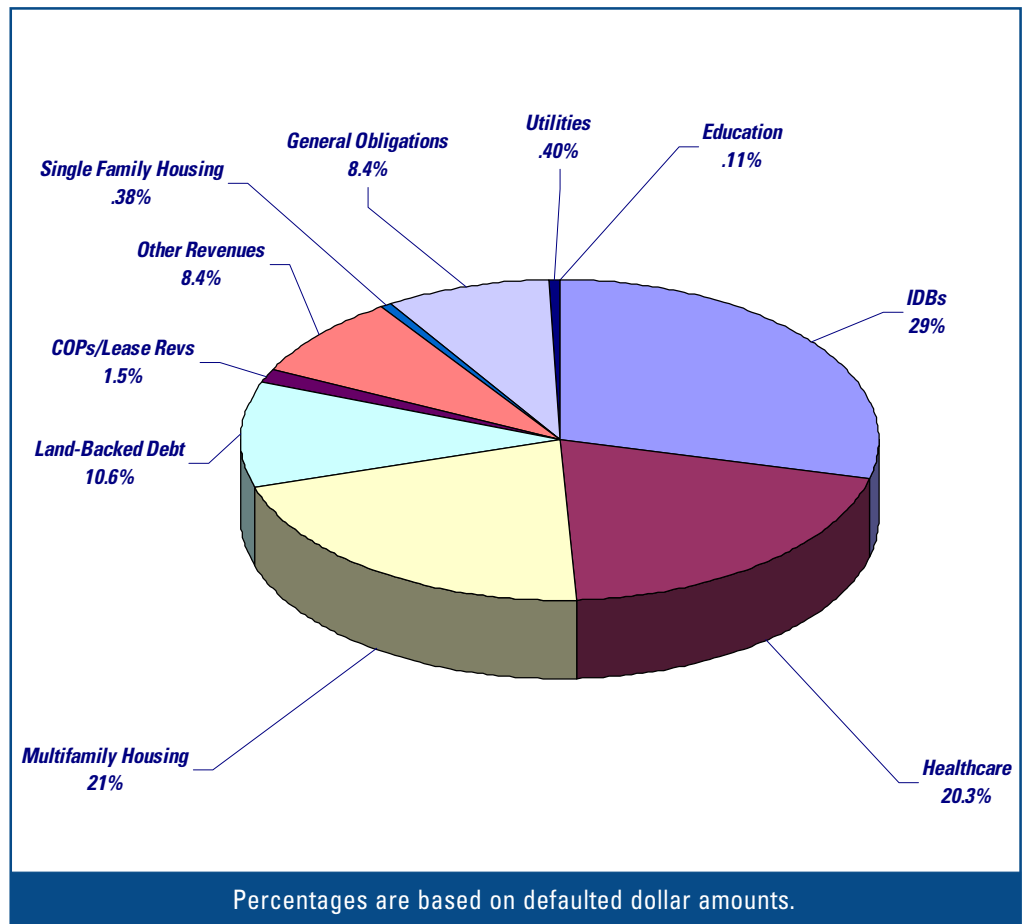


A Complete Look At Monetary Defaults During the 1990's



Copyright© 2000

Standard & Poor's is a division of The McGraw-Hill Companies, Inc. All rights reserved. Any reproduction of this publication in whole or in part without the expressed written consent of Standard & Poor's is prohibited. Information in this report has been obtained by Standard & Poor's from sources believed to be reliable. However, because of the possibility of human error, Standard & Poor's does not guarantee the completeness or accuracy of the data and is not responsible for any errors or omissions or for the results obtained from the use of such information.

A Complete Look at Monetary Defaults During the 1990's

General Overview

I. Introduction

This report covers municipal bond issues that went into monetary default during the 1990's. The Standard & Poor's J.J. Kenny Default Database has captured monetary defaults that have occurred from January 1, 1990 through December 31, 1999 and divided them into 10 specific market sectors. A total of *917* municipal bond issues went into monetary default during the 1990's with a defaulted principal amount of over *\$9.8 billion*.

II. Data Sources

Data from the Standard & Poor's J.J. Kenny Default Database has been compiled from the following sources:

- Default notices from trustees, issuers, and obligors/borrowers
- Press releases from issuers or other obligated parties
- Various trade publications and newspaper periodicals
- Phone conversations with various market participants
- Material Event Notices pertaining to interest and/or principal defaults pursuant to Standard & Poor's J.J. Kenny's designation as a Nationally Recognized Municipal Securities Information Repository ("NRMSIR")

III. Defining Monetary Defaults

A monetary default is defined as the *failure of an issuer or borrower to pay principal and/or interest when due*. Monetary defaults include those issues where a *debt service payment to bondholders was either missed or delayed*. The following scenarios are examples of monetary defaults:

- An entire interest and/or principal payment to bondholders is missed
- A portion of a debt service payment is not made to bondholders (i.e., a borrower is only able to make 50% of an interest payment)
- Missing a scheduled mandatory sinking fund redemption
- Failing to honor an optional or mandatory bond tender
- Failing to redeem bonds that become subject to special mandatory or extraordinary redemption
- Bonds that are not repaid in full after being accelerated by the trustee

IV. The Sectors

Monetary defaults that occurred during the 1990's are broken down into 10 market sectors. The sectors are as follows:

- 1) Industrial Development Bonds (IDBs)- includes economic development and pollution control revenue bonds. Bonds are issued on behalf of private companies. This sector includes solid waste and resource recovery issues where a private entity was responsible for debt service payments.
- 2) Healthcare- includes nursing homes, retirement facilities, hospitals, and other healthcare category, which captures healthcare system defaults.

The Retirement category includes the following types of facilities:

- Continuing care retirement communities (CCRCs)
- Assisted living facilities for the elderly
- Life care centers
- Congregate care/senior housing projects for the elderly

The "Other Healthcare" category includes the following:

- Healthcare systems and/or obligated groups (i.e., AHERF)
- Facilities for the developmentally disabled
- Psychiatric facilities
- Facilities that address chemical dependencies
- Rehabilitation centers for recovery from serious physical injuries

3) Multifamily Housing

- 4) Land-Backed Debt- bonds that are issued by special districts to finance infrastructure improvements for residential and/or commercial real estate development.

Examples in this sector include:

- Mello-Roos bond issues in California that are backed by special taxes
- Improvement Bond Act of 1915 issues in California that are backed by special assessments
- Marks-Roos pooled loan deals issued in the state of California.
- Bonds issued by special improvement districts in Colorado, municipal utility districts (MUDs) in Texas, and community development districts in Florida.

- 5) COPs/Lease Revenue bonds- certificates of participation (COPs) are typically obligations that are backed by lease payments which are subject to annual appropriations by the legislative body of the issuer.
- 6) Other Revenues- bonds that were issued for pooled loan programs, racetracks, golf courses, correctional facilities, etc.
- 7) General Obligations- bonds issued by general-purpose governments (i.e., Orange County, California).
- 8) Single Family Housing
- 9) Utilities- bonds backed by water, sewer and gas revenues. There were no public power defaults during the 1990's.
- 10) Education- bonds issued for colleges and universities.

V. Table Elements

of defaults

The number of monetary defaults that occurred within each sector.

Defaulted \$ Amounts

Sum of the outstanding principal amounts for the bond issues at the time that they went into monetary default.

Average Time to Default

Measured in months. All numerical values in this field represent the average number of months that it took bond issues to go into monetary default.

Rated

The number of bond issues that came to market with a credit rating from Standard & Poor's, Moody's or Fitch and went into monetary default during the 1990's.

Non-Rated

Number of bond issues that came to market without credit ratings from Standard & Poor's, Moody's or Fitch and went into monetary default during the 1990's.

VI. Initial Credit Ratings

Captures the initial credit ratings for bond issues that went into monetary default in the following areas: industrial development (IDBs), healthcare, and multifamily housing. The initial credit rating will appear under the column for the agency that rated the issue. N/A (not applicable) will appear when a bond issue was not rated by a particular agency. Initial credit ratings from Standard & Poor's and Moody's will appear on the same rows for those bond issues that came to market with dual ratings.

VII. Recovery/Settlement Data

This part of the report looks at the monetary defaults within each sector that have settled. Recovery values are calculated only for cash settlements (i.e., distributions, redemptions, and bond repurchases). Recovery values are not calculated for non-cash or unknown distributions and exchanges. The settlement types covered in this report are as follows:

Amendments

Changes are made to the payment terms of the defaulted issue. The interest rate on the bonds will be reduced and/or the maturity date of the bond issue will be extended. In some cases, the outstanding principal amount of the bond issue can be reduced without any compensation to the bondholders.

Combinations

Holders receive a cash distribution and amended or exchanged bonds. The amended bonds usually have lower interest rates, though many have step coupons. In many cases, exchange bonds are payable solely from the net cash flow of the project.

Exchanges

Defaulted bonds are exchanged for amended or restructured bonds. The restructured bonds will usually have lower interest rates and/or extended maturity dates. In many cases, holders will only be paid if there is net cash flow available from the project. Recovery values were not calculated for exchanges because of the difficulty in measuring the future cash flow that would be available for payments to holders of the restructured bonds. As a result, N/A (not applicable) appears under average recovery in the settlement tables.

Cash Distributions

Cash payments that are made to the holders from the net proceeds of the sale of the project and the liquidation of other assets in the trust estate. Can also include monies recovered through litigation. Recovery measures the percentage of the original face amount of the defaulted bond issue that is repaid in cash. Recovery values combine the distributions that were made for principal and interest on a defaulted issue. Average recovery is stated as a percentage and is an average of all known cash distributions within a sector.

Non-Cash Distributions/Unknown Cash Distributions

For non-cash distributions, holders can receive common stock when a borrower or guarantor emerges from bankruptcy proceedings. Unknown cash distributions refer to those issues where the trustee did not provide the amounts for the cash distributions.

No Recovery

No funds were available or recovered for distribution to the holders (zero cents on the dollar recovered).

Redemptions

Bond issue is called in full pursuant to the redemption provisions of the trust indenture. Funds are usually provided to redeem the bonds at par (100% of the original principal amount) plus accrued interest. In some cases, the redemptions occurred at prices below par. The recoveries under 100% that were classified as redemptions were based upon the terminology used by the bond trustees.

Repurchases

Defaulted bonds that are purchased by the borrower, guarantor or an unrelated entity. Bonds will usually be acquired at a discount to their face amount (purchase price below par).

Resumptions

A payment is made to bring the bonds current. The average time to settlement for this category represents the average number of months until payments on a bond issue resumed. Payments resume according to their original stated terms in the bond documents.

Refunded

Refunding bonds are sold and an escrow account is set up to redeem the defaulted issue. The escrow will usually be structured to redeem, on their first available optional call date, the bonds that had been in monetary default.

Please note the following with respect to the tables for Settlement Data:

- The average time to settlement is measured in months. Represents the average number of months for bond issues to reach a settlement within one of the settlement types.
- For those bond issues that were brought current less than a month after a monetary default occurred, the time to settlement was treated as one month.

Please note that there were issues covered in this report that were brought current within a few days of going into monetary default.

- Each recovery value is stated as a percentage of the original face amount of the defaulted bond issue that is paid in cash (i.e., 50% or recovery of 50 cents on the dollar). Average recovery is an average of all the recovery values within a settlement type that involved cash payments. N/A (not applicable) applies to those settlement types where the recoveries did not involve cash payments to bondholders.

VIII. Default Rates by Sector and Year of Issuance

Default rates were calculated for IDBs, nursing homes, retirement facilities, hospitals/healthcare systems, and multifamily housing. For each of these sectors or categories, the default rates were calculated for bonds that were issued between 1987 and 1997. Monetary defaults are recorded by year of original issuance (1987-1997) and compared to the total number of issues and the total dollar volume for that year of issuance within the sector or category. Default rates for bonds issued between 1987 and 1989 include those issues that went into monetary default before 1/1/90. All issuance statistics were provided by Thomson Financial Securities Data.

VIX. Miscellaneous

When comparing this report to the one published last year, there were some minor changes made to the number of recorded defaults in some sectors for years prior to 1999. A few of the defaulted issues were moved to other sectors after additional information was received about the types of projects that were financed by the issues that went into default. There were also cases where the recorded year for a default was changed if an issue had been brought current and then went into monetary default for a second time during the decade.

Standard & Poor's

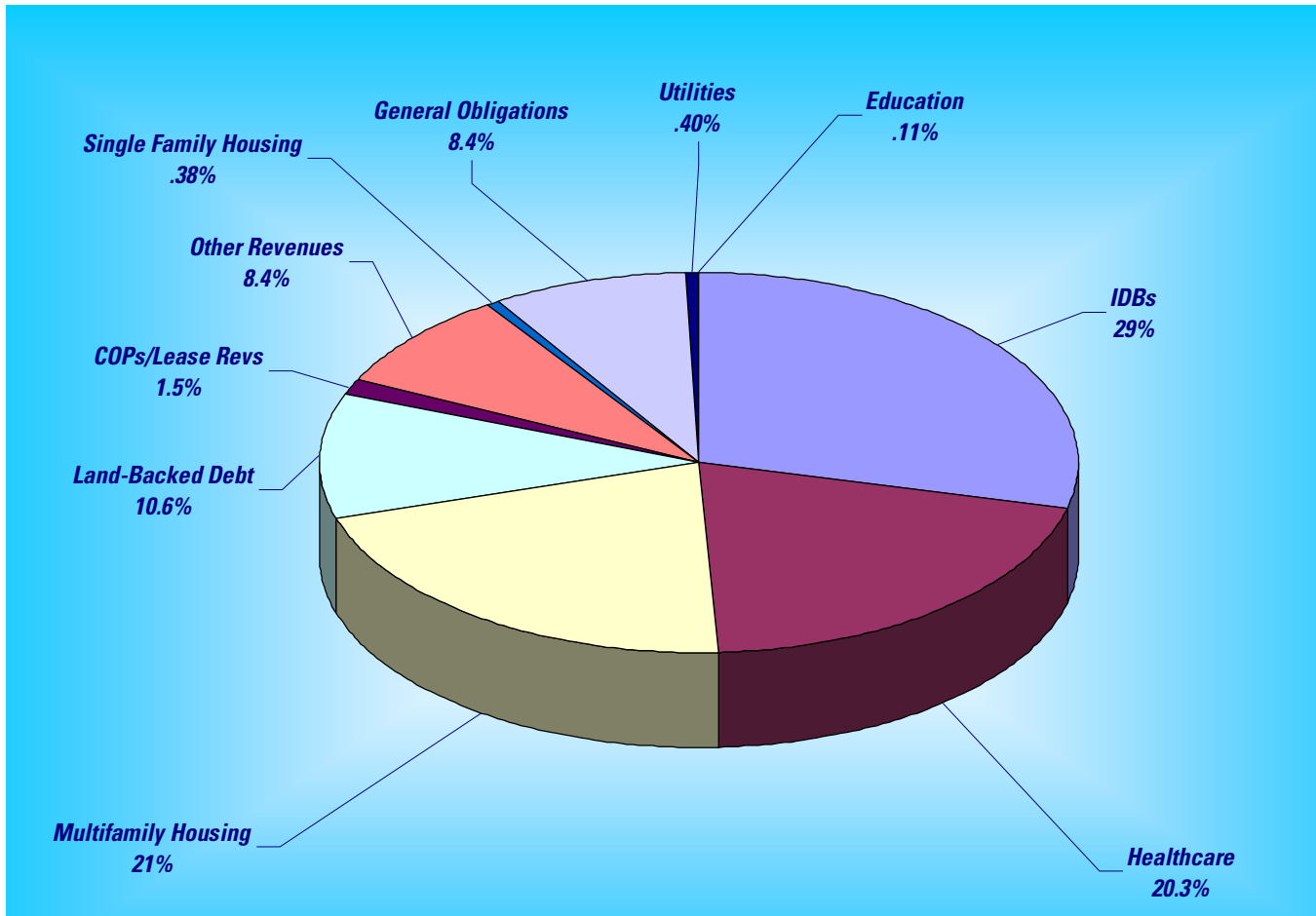
Standard & Poor's is the leading provider of global evaluations pricing and securities information worldwide. Specializing in municipal securities since 1949, Standard & Poor's J.J. Kenny provides independent evaluations of tax-exempt and taxable securities, descriptive securities data, securities processing information, and is the largest broker's broker of municipal securities. Our evaluations are used to price municipal bond funds, common trust funds, estates, unit investment trusts and month-end statements. Standard & Poor's is a division of The McGraw-Hill Companies.

Standard & Poor's J.J. Kenny Default Database

The Standard & Poor's J.J. Kenny Default Database has information on over *2,400* bond issues that have gone into monetary or technical default. We have the ability to query the database and customize default data for clients. There is a fee for data pertaining to each defaulted issue.

For further information, contact Nick Spinella at (212) 438-4556, or by e-mail at nick_spinella@standardandpoors.com

Monetary Defaults in the 90's by Sector



Note: Percentages are based on defaulted dollar amounts.

Monetary Defaults in the 90's by Sector

Sector	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
Industrial Dev (IDBs)	288	\$2,839,915,892	88	33	255
Healthcare	239	1,994,158,951	58	24	215
Multifamily Housing	153	2,050,092,293	63	51	102
Land-Backed Debt	141	1,037,790,699	72	2	139
COPs/Lease Revs	30	146,505,781	57	2	28
Other Revenues	25	826,992,000	47	7	18
Single Family Housing	16	36,877,076	137	13	3
General Obligations	14	827,550,000	10	5	9
Utilities	8	39,450,000	70	0	8
Education	3	10,530,000	44	0	3
Totals=	917	\$9,809,862,692	71 (months)	137	780

A. Industrial Development (IDBs)

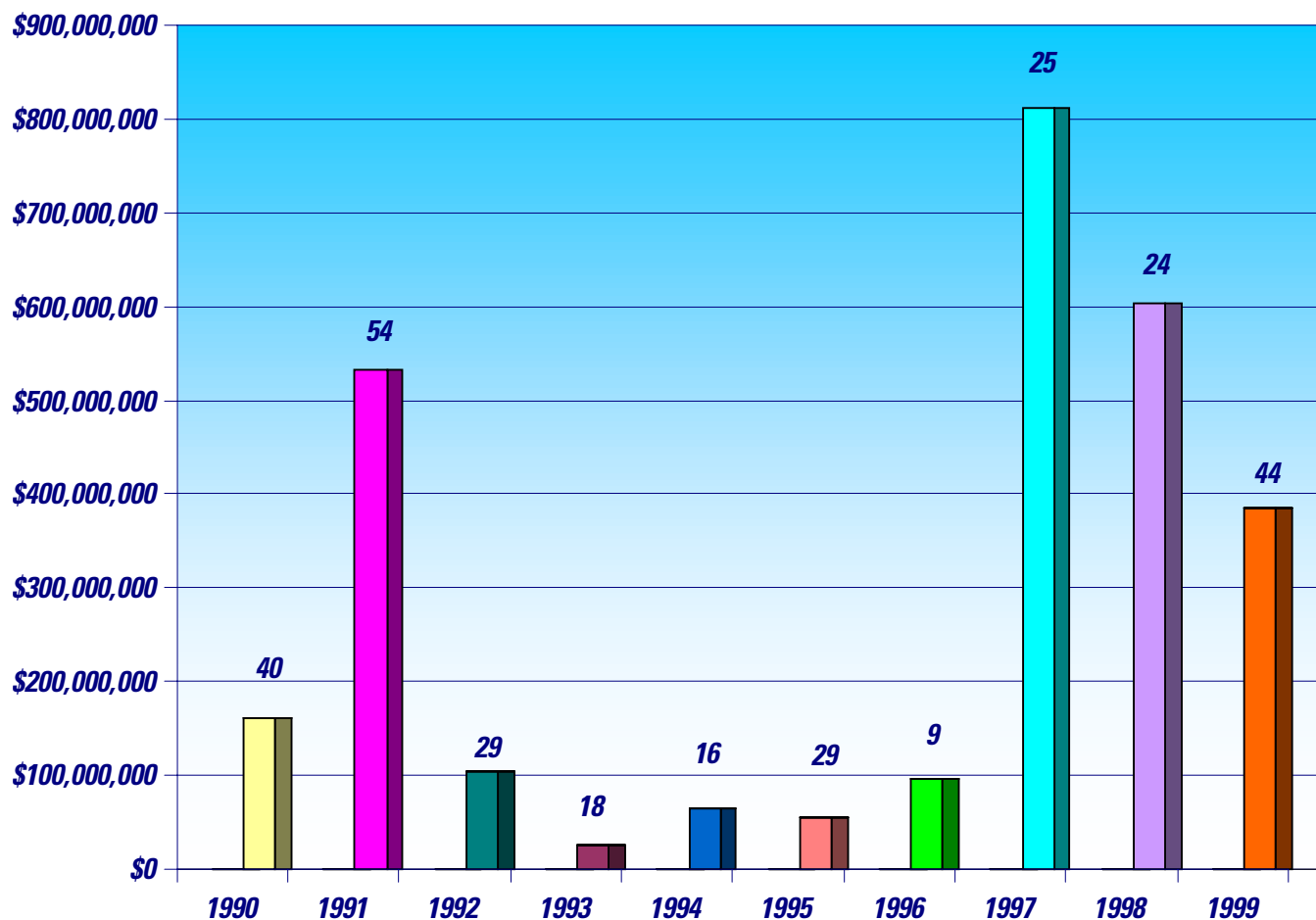


Table 1: Industrial Development (IDBs)

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	40	\$161,712,000	92	3	37
1991⁽¹⁾	54	\$531,820,000	112	8	46
1992	29	\$103,720,000	95	2	27
1993	18	\$25,675,000	118	0	18
1994	16	\$66,304,227	65	1	15
1995	29	\$55,676,205	101	1	28
1996	9	\$96,839,812	89	0	9
1997⁽²⁾	25	\$810,492,500	44	1	24
1998⁽³⁾	24	\$602,499,000	78	2	22
1999⁽⁴⁾	44	\$385,177,148	68	15	29
Totals=	288	\$2,839,915,892	88	33	255

(1) Includes a \$300 million bond issue that was backed by an Executive Life Guaranteed Investment Contract (GIC).

(2) \$288.5 million of the defaulted \$ amount tied to two waste-to-energy plants in Florida. Debt for three de-inking plants accounted for \$467.36 million of the defaulted \$ amount.

(3) Debt for three de-inking plants accounted for \$503.7 million of the defaulted \$ amount.

(4) \$166.5 million of the defaulted \$ amount tied to two de-inking plants.

A. Industrial Development (IDBs)

Table 2: Non-Rated IDB Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	45	97
\$1,000,000-\$4,999,999	138	95
\$5,000,000-\$9,999,999	45	69
\$10,000,000-\$19,999,999	8	85
\$20,000,000-\$49,999,999	7	46
\$50,000,000-\$99,999,999	4	28
\$100,000,000 and greater	8	40
Totals=	255	

Table 3: IDB Defaults by Year of Issuance

Year of Issuance	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1968	1	\$740,000	246	0	1
1970	1	\$1,585,000	246	0	1
1972	2	\$7,975,000	225	0	2
1973	7	\$6,625,000	200	0	7
1975	2	\$1,945,000	158	0	2
1976	4	\$11,410,000	246	0	4
1977	12	\$12,400,000	164	0	12
1978	8	\$65,570,000	159	1	7
1979	16	\$30,585,000	163	2	14
1980	20	\$34,065,205	135	3	17
1981	6	\$25,365,000	104	2	4
1982	7	\$25,560,000	103	1	6
1983	15	\$34,815,000	107	1	14
1984	17	\$60,257,000	113	4	13
1985	10	\$53,985,000	79	2	8
1986	28	\$405,601,810	62	2	26
1987	9	\$54,872,000	43	1	8
1988	19	\$62,566,000	46	0	19
1989	10	\$98,108,000	51	0	10
1990	8	\$21,631,227	58	0	8
1991	7	\$13,690,000	83	4	3
1992	7	\$20,828,002	63	2	5
1993 ⁽⁵⁾	15	\$336,960,000	47	3	12
1994 ⁽⁶⁾	22	\$808,317,500	42	2	20
1995 ⁽⁷⁾	15	\$507,515,000	30	1	14
1996	9	\$48,215,000	24	2	7
1997	8	\$28,812,000	24	0	8
1998	3	\$59,917,148	14	0	3
Totals=	288	\$2,839,915,892	88	33	255

(5) Includes a \$136 million defaulted issue tied to a de-inking plant.

(6) \$542.36 million of the defaulted \$ amount tied to bond issues for de-inking plants.

(7) \$402.7 million of the defaulted \$ amount tied to bond issues for de-inking plants.

A. Industrial Development (IDBs)

Table 4: Non-Rated IDB Defaults by State

State	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
Alabama	6	\$12,055,000	128
Arizona	3	\$4,325,000	97
Arkansas	1	\$1,000,000	89
California	5	\$20,115,000	123
Colorado	6	\$31,230,000	124
Connecticut	3	\$5,138,000	97
Delaware	1	\$2,000,000	11
Florida	14	\$326,280,000	64
Georgia	19	\$55,557,500	57
Illinois	6	\$107,840,000	133
Indiana	3	\$8,305,000	125
Iowa	5	\$10,162,000	100
Kansas	19	\$28,935,000	90
Kentucky	1	\$2,300,000	24
Louisiana	2	\$4,630,000	122
Maryland ⁽⁸⁾	5	\$198,340,000	88
Massachusetts ⁽⁹⁾	7	\$280,517,148	55
Michigan ⁽¹⁰⁾	6	\$263,815,000	72
Minnesota	25	\$65,783,810	88
Mississippi	1	\$250,000	240
Missouri	6	\$15,932,000	101
Montana	4	\$8,553,000	102
Nebraska	1	\$350,000	180
New Jersey	14	\$77,849,227	55
New York	14	\$39,040,000	69
North Dakota	3	\$5,715,000	58
Ohio	11	\$20,382,694	141
Oklahoma	1	\$5,000,000	24
Oregon	1	\$4,390,000	54
Pennsylvania ⁽¹¹⁾	19	\$188,645,513	88
South Carolina	4	\$17,120,000	132
South Dakota	2	\$1,975,000	109
Tennessee	9	\$30,585,000	108
Utah	1	\$5,500,000	24
Virginia	15	\$43,635,000	82
Washington ⁽¹²⁾	1	\$110,000,000	40
West Virginia ⁽¹³⁾	5	\$213,300,000	34
Wisconsin	6	\$21,185,000	52
Totals=	255	\$2,237,735,892	86

(8) Debt for a de-inking plant accounts for \$159.8 million of the defaulted \$ amount.

(9) Approximately \$248.04 million of the defaulted \$ amount tied to a de-inking plant.

(10) Debt for two de-inking plants accounts for \$256.96 million of the defaulted \$ amount.

(11) \$152.4 million of the defaulted \$ amount tied to a de-inking plant.

(12) Bond issue for a de-inking plant.

(13) Bonds for a de-inking plant account for \$210.4 million of the defaulted \$ amount.

Table 5: Initial Credit Ratings for IDB Rated Defaults in the 90's

S&P Rating	Moody Rating	# of Defaulted Issues	Defaulted \$ Amounts	Average Time to Default	Guarantor(s)
AAA	N/A	4	\$323,885,000	94	Mutual Benefit(2), Executive Life(1), LOC Bank(1)
N/A	Aaa	3	\$16,625,000	144	Federated Dept. Stores(1), Beatrice Foods(1), Loc Bank(1)
A+	N/A	2	\$6,250,000	144	Allied Stores(1), Loehmann's Inc.(1)
A	N/A	4	\$19,800,000	91	4 different entities
A-	N/A	4	\$4,100,000	97	Beloit Corp.-Guaranteed by Harnischfeger Industries
A-	Baa1	4	\$10,920,000	72	Beloit Corp.-Guaranteed by Harnischfeger Industries
BBB+	N/A	2	\$7,360,000	181	Hechinger Co.
N/A	Baa2	1	\$50,210,000	144	Colorado Ute Electric Association
BBB- ⁽¹⁴⁾	Baa3	1	\$85,000,000	42	Mobile Energy Services
BB+	N/A	1	\$38,000,000	42	Southmark Corp.
BB	N/A	3	\$7,500,000	122	Eagle-Picher Industries
N/A	Ba1	2	\$12,600,000	88	Joy Technologies Inc.(Subsidiary of Harnischfeger)
B	B1	2	\$19,930,000	28	Acme Metals Inc.
Totals=		33	\$602,180,000	101	

(14) This defaulted issue also carried an initial credit rating of BBB- from Fitch.

Table 6: Settlement Data for IDB Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Amendments	5	25	N/A
Cash Distributions	69	42	50.00
Non-Cash/Unknown Cash Distribs	21	38	N/A
Redemptions	20	23	99.50
Resumptions	32	12	N/A
Repurchases	2	28	N/A
Exchanges	17	12	N/A
Waiver	1	2	N/A
No Recovery	1	48	0.00
Totals=	168	30	

Table 7: IDB Default Rates by Year of Issuance (1987-1997)

Year of Issuance	Defaulted \$ Amounts(\$000s)	Total \$ Amounts Issued(\$000s)	Default Rate by \$ Amounts
1987	\$80,332	\$10,139,900	0.79%
1988	\$62,566	\$10,905,600	0.57%
1989	\$98,108	\$10,550,200	0.93%
1990	\$21,631	\$9,933,100	0.22%
1991	\$13,690	\$13,247,600	0.10%
1992	\$20,828	\$17,316,200	0.12%
1993	\$336,960	\$21,934,900	1.54%
1994	\$808,318	\$17,803,100	4.54%
1995	\$507,515	\$15,814,900	3.21%
1996	\$48,215	\$13,458,800	0.36%
1997	\$28,812	\$17,198,300	0.17%
Overall=	\$2,026,975	\$158,302,600	1.28%

Source: Thomson Financial Securities Data for issuance amounts.

All dollar amounts are in thousands of dollars.

Issuance amounts for each year are a combination of the Development and Environmental Facilities categories compiled by Thomson Financial Securities Data.

B. Healthcare

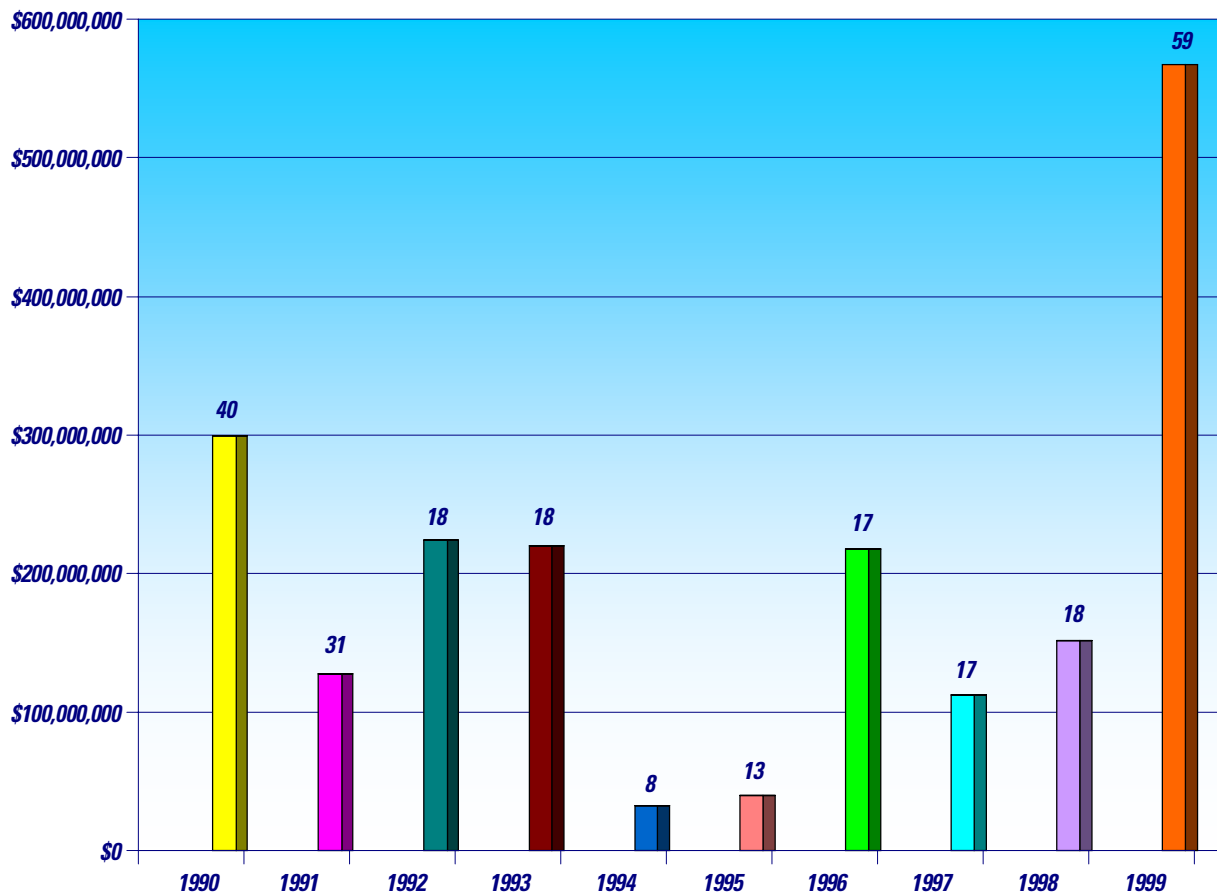
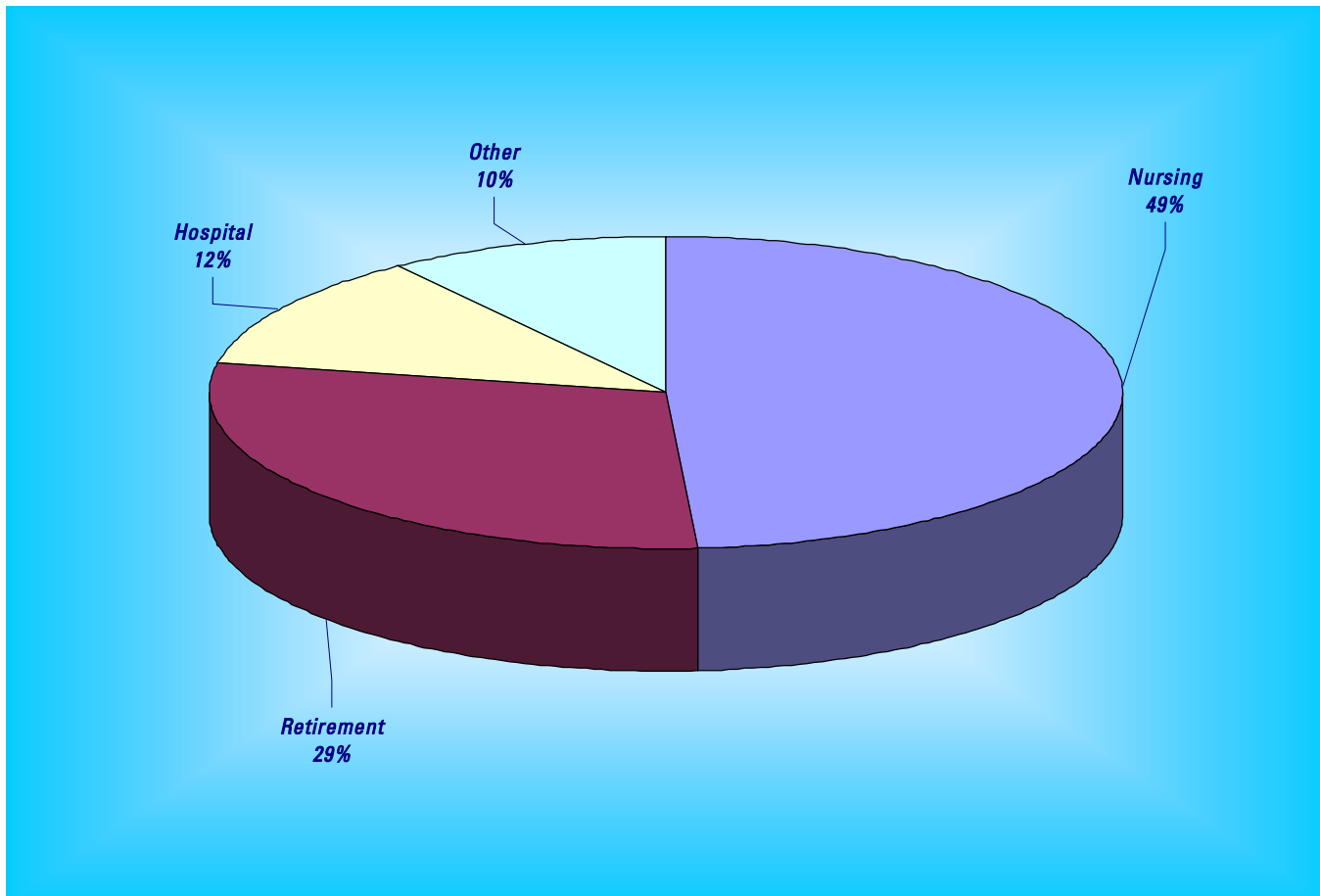


Table 1: Healthcare

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	40	\$299,245,000	51	3	37
1991	31	\$128,052,275	67	4	27
1992	18	\$224,140,000	56	5	13
1993	18	\$219,937,500	57	0	18
1994	8	\$32,840,000	52	1	7
1995	13	\$40,120,000	70	0	13
1996	17	\$218,170,000	77	3	14
1997	17	\$112,344,940	77	0	17
1998	18	\$151,865,000	47	0	18
1999	59	\$567,444,236	48	8	51
Totals=	239	\$1,994,158,951	58	24	215

B. Healthcare



Note: Percentages are based on the number of defaulted issues and are rounded to the nearest whole number.

Table 2: Nursing Sector

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Non-Rated
1990	19	\$79,270,000	54	19
1991	21	\$54,120,000	57	21
1992	2	\$11,510,000	42	2
1993	8	\$20,840,000	61	8
1994	4	\$6,190,000	60	4
1995	11	\$33,925,000	81	11
1996	9	\$50,820,000	73	9
1997	9	\$33,245,000	83	9
1998	6	\$41,050,000	53	6
1999	27	\$123,110,000	45	27
Totals=	116	\$454,080,000	59	116

B. Healthcare

Table 3: Nursing Home Defaults by Year of Issuance

Year of Issuance	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
1979	1	\$2,050,000	161
1980	3	\$6,210,000	144
1981	2	\$5,710,000	108
1983	2	\$1,540,000	114
1984	1	\$3,900,000	84
1985	14	\$83,110,000	58
1986	20	\$48,245,000	64
1987	1	\$2,000,000	72
1988	9	\$45,295,000	54
1989	18	\$106,955,000	69
1990	9	\$35,485,000	63
1991	3	\$7,660,000	49
1992	4	\$8,285,000	62
1993	6	\$9,760,000	38
1994	3	\$13,505,000	48
1995	2	\$4,820,000	55
1996	8	\$19,730,000	36
1997	4	\$28,420,000	18
1998	6	\$21,400,000	9
Totals=	116	\$454,080,000	

Table 4: Nursing Home Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time of Default
Less than \$1,000,000	28	45
\$1,000,000-\$4,999,999	59	66
\$5,000,000-\$9,999,999	20	52
\$10,000,000 and greater	9	79
Totals=	116	

Table 5: Settlement Data for Nursing Home Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Amendments	4	15	N/A
Cash Distributions	20	31	67
Redemptions	8	13	100.25
Resumptions	11	5	N/A
Exchange	3	23	N/A
No Recovery	3	51	0
Totals=	49	22	

B. Healthcare

Table 6: Nursing Home Default Rates by Year of Issuance (1987-1997)

Year of Issuance	# of Defaults	Total # of Issues	Default Rate by # of Issues	Defaulted \$ Amounts (\$000s)	Total \$ Amounts Issued(\$000s)	Default Rate by \$ Amounts
1987	2	63	3.17%	\$8,955	\$395,700	2.26%
1988	9	68	13.24%	\$45,295	\$501,600	9.03%
1989	18	81	22.22%	\$106,955	\$511,400	20.91%
1990	9	75	12.00%	\$35,485	\$494,500	7.18%
1991	3	110	2.73%	\$7,660	\$704,400	1.09%
1992	4	115	3.48%	\$8,285	\$924,900	0.90%
1993	6	135	4.44%	\$9,760	\$744,100	1.31%
1994	3	168	1.79%	\$13,505	\$1,125,600	1.20%
1995	2	148	1.35%	\$4,820	\$1,027,000	0.47%
1996	8	187	4.28%	\$19,730	\$1,462,000	1.35%
1997	4	183	2.19%	\$28,420	\$1,733,100	1.64%
Overall=	68	1333	5.10%	\$288,870	\$9,624,300	3.00%

Source: Thomson Financial Securities Data for issuance statistics.
All dollar amounts are in thousands of dollars.

Table 7: Retirement Sector

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	14	\$108,575,000	38	1	13
1991	5	\$54,707,275	37	2	3
1992	9	\$84,840,000	36	0	9
1993	4	\$79,100,000	43	0	4
1994	2	\$8,575,000	28	0	2
1996	1	\$4,250,000	114	0	1
1997	6	\$65,304,940	63	0	6
1998	8	\$86,415,000	47	0	8
1999	21	\$76,579,236	44	0	21
Totals=	70	\$568,346,451	44	3	67

Table 8: Retirement Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	11	28
\$1,000,000-\$4,999,999	28	38
\$5,000,000-\$9,999,999	11	49
\$10,000,000 and greater	20	58
Totals=	70	

B. Healthcare

Table 9: Retirement Defaults by Year of Issuance

Year of Issuance	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
1983	1	\$5,812,540	110
1985	8	\$93,210,000	61
1986	2	\$8,605,000	87
1987	4	\$58,790,000	55
1988	11	\$107,465,000	30
1989	8	\$66,973,750	70
1990	7	\$92,690,000	33
1991	1	\$4,875,000	28
1992	2	\$4,625,000	53
1993	3	\$49,265,161	63
1994	3	\$11,205,000	43
1995	4	\$19,270,000	39
1996	3	\$7,865,000	26
1997	11	\$36,745,000	21
1998	2	\$950,000	15
Totals=	70	\$568,346,451	

Table 10: Settlement Data for Retirement Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Amendments	6	15	N/A
Cash Distributions	10	22	82.66
Exchange	9	17	N/A
Combination	1	6	N/A
Redemption	2	29	100
Resumption	2	1	N/A
Refunded	1	90	N/A
No Recovery	1	36	0
Totals=	32	20	

B. Healthcare

Table 11: Retirement Default Rates by Year of Issuance (1987-1997)

Year of Issuance	# of Defaults	Total # of Issues	Default Rate by # of Issues	Defaulted \$ Amounts(\$000s)	Total \$ Amounts Issued(\$000s)	Default Rate by \$ Amounts
1987	7	45	15.56%	\$90,935	\$518,700	17.53%
1988	11	73	15.07%	107,465	950,100	11.31%
1989	8	88	9.09%	66,974	1,042,900	6.42%
1990	7	92	7.61%	92,690	1,184,200	7.83%
1991	1	100	1.00%	4,875	834,100	0.58%
1992	2	110	1.82%	4,625	1,504,400	0.31%
1993	3	169	1.78%	49,265	1,771,500	2.78%
1994	3	134	2.24%	11,205	1,301,800	0.86%
1995	4	89	4.49%	19,270	916,900	2.10%
1996	3	117	2.56%	7,865	1,578,500	0.50%
1997	11	129	8.53%	36,745	1,782,000	2.06%
Overall=	60	1146	5.24%	\$491,914	\$13,385,100	3.68%

Source: Thomson Financial Securities Data for issuance statistics.
All dollar amounts are in thousands of dollars.

Table 12: Hospital Sector

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	2	\$86,525,000	97	2	0
1991	5	\$19,225,000	138	2	3
1992	6	\$120,735,000	93	5	1
1993	3	\$86,387,500	39	0	3
1994	1	\$10,890,000	91	1	0
1995	2	\$6,195,000	13	0	2
1996	2	\$32,245,000	80	0	2
1998	1	\$17,900,000	89	0	1
1999	7	\$165,785,000	56	4	3
Totals=	29	\$545,887,500	80	14	15

Table 13: Hospital Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	1	13
\$1,000,000-\$4,999,999	7	106
\$5,000,000-\$9,999,999	4	74
\$10,000,000-\$19,999,999	6	102
\$20,000,000-\$29,999,999	2	13
\$30,000,000-\$49,999,999	6	74
\$50,000,000 and greater	3	60
Totals=	29	

B. Healthcare

Table 14: Hospital Defaults by Year of Issuance

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1975	1	\$2,150,000	192	1	0
1977	1	\$2,750,000	169	0	1
1978	1	\$1,940,000	156	0	1
1979	1	\$15,190,000	153	1	0
1980	2	\$21,030,000	139	2	0
1981	1	\$54,000,000	103	1	0
1982	2	\$41,905,000	101	2	0
1985	1	\$16,115,000	78	1	0
1986	1	\$2,500,000	95	0	1
1987	2	\$18,695,000	65	1	1
1988	1	\$12,787,500	54	0	1
1989	2	\$63,600,000	34	1	1
1990	1	\$50,600,000	46	0	1
1991	4	\$113,360,000	63	0	4
1992	2	\$57,510,000	51	1	1
1993	1	\$32,145,000	75	1	0
1994	3	\$8,830,000	29	1	2
1995	1	\$29,700,000	42	1	0
1996	1	\$1,080,000	36	0	1
Totals=	29	\$545,887,500			

Table 15: Settlement Data for Hospital Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Amendments	4	11	N/A
Cash Distributions	13	55	59.38
Unknown Distribution	1	17	N/A
Redemptions	2	16	102.25
Resumption	2	1	N/A
Combination	1	9	N/A
Totals=	23	36	

B. Healthcare

Table 16: Initial Credit Ratings for Rated Hospital Defaults in the 90's

S&P Rating	Moody Rating	# of defaulted issues	Defaulted \$ Amounts	Avg. Time to Default
AAA	N/A	1	\$34,510,000	84
A-	N/A	1	\$16,115,000	78
A-	Baa1	1	\$32,525,000	90
BBB+	N/A	1	\$10,890,000	91
BBB+	Baa1	1	\$54,000,000	103
BBB+	Baa	1	\$2,150,000	192
BBB	N/A	4	\$103,135,000	110
BBB	Baa1	1	\$4,580,000	134
BBB-	N/A	1	\$29,700,000	42
N/A	Baa	2	\$34,780,000	68
Totals=		14	\$322,385,000	99

Table 17: Hospital/Healthcare System Default Rates by Year of Issuance (1987-1997)

Year of Issuance	# of Defaults	Total # of Issues	Default Rate by # of Issues	Defaulted \$ Amounts (\$000s)	Total \$ Amounts Issued(\$000s)	Default Rate by \$ Amounts
1987	3	345	0.87%	\$46,830	\$9,457,400	0.50%
1988	3	384	0.78%	41,168	9,787,600	0.42%
1989	4	428	0.93%	74,555	12,133,500	0.61%
1990	1	392	0.26%	50,600	11,032,200	0.46%
1991⁽¹⁵⁾	6	507	1.18%	311,360	14,598,500	2.13%
1992	2	620	0.32%	57,510	18,559,900	0.31%
1993	4	717	0.56%	127,625	26,319,800	0.48%
1994	3	357	0.84%	8,830	12,153,900	0.07%
1995	1	323	0.31%	29,700	10,453,000	0.28%
1996	1	413	0.24%	1,080	15,057,800	0.01%
1997	0	504	0%	0	20,807,400	0%
Overall=	28	4990	0.56%	\$749,258	\$160,361,000	0.47%

Source: Thomson Financial Securities Data for Issuance statistics.

All dollar amounts are in thousands of dollars.

Issuance amounts for each year are based on the General Acute-Care Hospital category compiled by Thomson Financial Securities Data.

(15) Bond issue for the Graduate Health System (AHERF) accounts for \$106.49 of the defaulted \$ amount. \$91.51 million of the defaulted \$ amount tied to a bond issue backed by the Michigan Health Care Corporation.

B. Healthcare

Table 18: Other Healthcare

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	5	\$24,875,000	57	0	5
1992	1	\$7,055,000	49	0	1
1993	3	\$33,610,000	80	0	3
1994	1	\$7,185,000	28	0	1
1996⁽¹⁶⁾	5	\$130,855,000	75	3	2
1997	2	\$13,795,000	91	0	2
1998	3	\$6,500,000	22	0	3
1999⁽¹⁷⁾	4	\$201,970,000	74	4	0
Totals=	24	\$425,845,000	63	7	17

(16) Bonds were issued on behalf of the Michigan Health Care Corporation.

(17) Bonds issued for the Graduate Health System in the Philadelphia-area account for \$155.94 million of the defaulted \$ amount. Graduate became part of the Allegheny Health, Education and Research Foundation (AHERF) after a merger in late 1996. \$46.03 million of the defaulted \$ amount tied to a bond issue backed by the Greater Southeast Healthcare System.

Table 19: Other Healthcare Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	2	22
\$1,000,000-\$4,999,999	4	80
\$5,000,000-\$9,999,999	10	59
\$10,000,000-\$19,999,999	3	66
\$20,000,000-\$49,999,999	2	86
\$50,000,000 and greater	3	65
Totals=	24	

Table 20: Other Healthcare Defaults by Year of Issuance

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1983	1	\$5,230,000	120	0	1
1985	5	\$24,875,000	57	0	5
1986	1	\$255,000	102	1	0
1987	1	\$28,135,000	96	1	0
1988	4	\$37,270,000	70	0	4
1989	2	\$10,955,000	67	0	2
1991⁽¹⁸⁾	4	\$217,145,000	57	2	2
1993⁽¹⁹⁾	3	\$95,480,000	70	3	0
1997	3	\$6,500,000	22	0	3
Totals=	24	\$425,845,000			

(18) Graduate Health System (AHERF) bond issue accounts for \$106.49 million of the defaulted \$ amount. A bond issue for the Michigan Health Care Corporation accounts for \$91.51 million of the defaulted \$ amount.

(19) Debt for Graduate Health System (AHERF) accounts for \$49.45 million of the defaulted \$ amount. \$46.03 million of the defaulted \$ amount tied to a bond issue backed by the Greater Southeast Healthcare System.

B. Healthcare

Table 21: Settlement Data for Other Healthcare Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Cash Distributions	7	25	38.34
Unknown Distributions	2	56	N/A
Totals=	9	32	

Table 22: Initial Credit Ratings for Rated Healthcare System Defaults in the 90's

S&P Rating	Moody Rating	Fitch Rating	# of Defaulted Issues	Defaulted \$ Amounts	Avg. Time to Default	System/Obligated Group
A-	Baa1	N/A	3	\$155,940,000	73	Graduate Health System (AHERF)
N/A	Baa	BBB+	1	\$46,030,000	76	Greater Southeast Healthcare System
B+	Ba	N/A	2	\$28,390,000	99	Michigan Health Care Corp.
B-	B	N/A	1	\$91,510,000	42	Michigan Health Care Corp.
Totals=			7	\$321,870,000	76	

C. Multifamily Housing

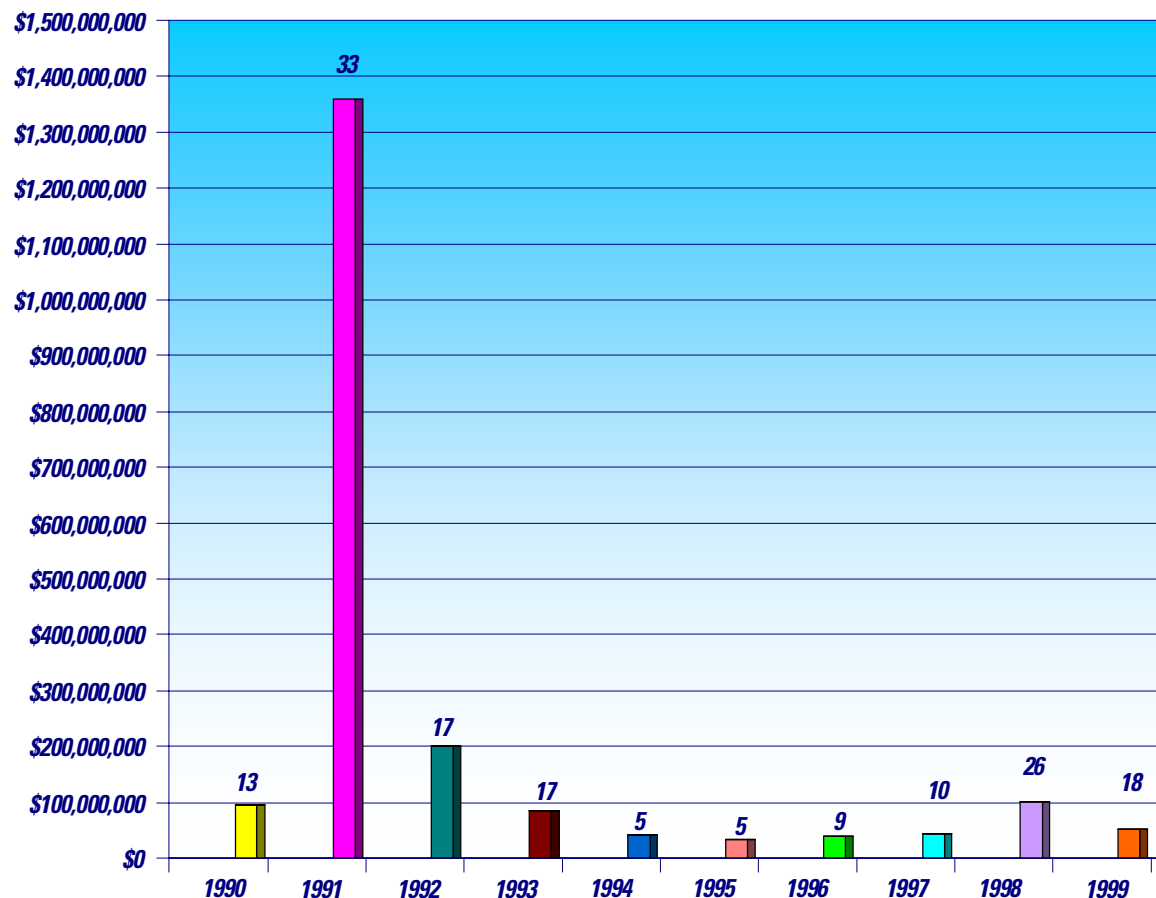


Table 1: Multifamily Housing

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	13	\$94,469,000	60	2	11
1991 ⁽²⁰⁾	33	\$1,359,294,174	55	24	9
1992 ⁽²¹⁾	17	\$199,765,000	66	11	6
1993	17	\$85,445,000	67	3	14
1994	5	\$40,620,000	82	2	3
1995	5	\$33,280,000	88	1	4
1996	9	\$38,670,000	97	2	7
1997	10	\$44,405,000	64	0	10
1998	26	\$102,174,802	55	6	20
1999	18	\$51,969,317	56	0	18
Totals=	153	\$2,050,092,293	63	51	102

(20) 4 bond issues backed by Executive Life GICs account for \$1.05 billion of the defaulted \$ amount. Bond issues that were guaranteed by Mutual Benefit Life account for \$258.2 million of the defaulted \$ amount.

(21) 11 bond issues guaranteed by Mutual Benefit Life account for \$162.45 million of the defaulted \$ amount.

C. Multifamily Housing

Table 2: Multifamily Defaults by Collateral Type

Collateral	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
GICs w/ Executive Life	4	\$1,050,000,000	58	4	0
GTD by Mutual Benefit Life	33	\$449,575,000	63	33	0
Section 8 Assistance	12	\$54,490,000	132	5	7
FHA Mortgage Insurance	4	\$28,629,802	105	3	1

Table 3: Non-Rated Multifamily Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	18	51
\$1,000,000-\$4,999,999	51	63
\$5,000,000-\$9,999,999	23	62
\$10,000,000 and greater	10	58
Totals=	102	

Table 4: Multifamily Defaults by Year of Issuance

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1978	2	\$2,095,000	208	0	2
1980	2	\$14,235,000	117	2	0
1982	2	\$4,295,000	120	0	2
1983	9	\$64,170,000	121	8	1
1984	4	\$23,228,802	110	2	2
1985	27	\$290,939,774	80	13	14
1986	13	\$1,094,394,400	83	4	9
1987	4	\$45,245,000	66	1	3
1988	14	\$137,115,000	40	9	5
1989	15	\$98,285,000	49	3	12
1990	8	\$64,030,000	42	3	5
1991	2	\$22,520,000	26	1	1
1992	6	\$33,024,317	50	1	5
1993	13	\$68,315,000	54	0	13
1994	7	\$16,445,000	45	0	7
1995	9	\$27,055,000	34	2	7
1996	10	\$34,505,000	28	2	8
1997	5	\$8,945,000	26	0	5
1998	1	\$1,250,000	7	0	1
Totals=	153	\$2,050,092,293	63	51	102

C. Multifamily Housing

Table 5: Non-Rated Multifamily Defaults by State

State	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
California	6	\$41,370,000	77
Colorado	2	\$10,230,000	41
Connecticut	1	\$1,800,000	131
Florida	18	\$96,153,091	63
Georgia	6	\$48,225,000	37
Guam	1	\$3,095,000	151
Indiana	5	\$11,010,000	33
Kansas	1	\$405,000	234
Kentucky	2	\$730,000	30
Louisiana	1	\$100,000	24
Massachusetts	3	\$26,110,000	63
Minnesota	15	\$95,749,400	58
Mississippi	5	\$11,960,000	72
Missouri	7	\$26,665,000	50
Montana	1	\$3,810,000	84
Nebraska	1	\$1,145,000	78
New Jersey	1	\$10,400,000	156
North Dakota	2	\$2,195,000	192
Oklahoma	8	\$12,135,000	53
South Carolina	1	\$2,540,000	114
Tennessee	1	\$1,900,000	30
Texas	13	\$32,175,000	44
Virginia	1	\$9,680,000	60
Totals=	102	\$449,582,491	60

Table 6: Settlement Data for Multifamily Housing Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Amendments	14	37	N/A
Cash Distributions	35	42	77.50
Unknown Distributions	3	27	N/A
Redemptions	14	21	99.88
Unknown Redemptions	1	59	N/A
Repurchases	5	60	94.72
Unknown Repurchases	3	39	N/A
Resumptions	5	16	N/A
Exchanges	8	27	N/A
No Recovery	2	23	0.00
Totals=	90	35	

C. Multifamily Housing

Table 7: Initial Credit Ratings for Multifamily Housing Defaults in the 90's

S&P Rating	Moody Rating	Fitch Rating	# of Defaulted Issues	Defaulted \$ Amounts	Avg. Time to Default	Backing
AAA	N/A	N/A	35	\$1,471,600,000	67	Mutual Benefit Life(30), Executive Life(4), FHA Mtg Ins.(1)
AA+	N/A	N/A	4	\$42,649,802	49	Mutual Benefit Life(3), FHA Mtg Ins.(1)
AA	N/A	N/A	1	\$25,000,000	68	Home Life Insurance Co.
N/A	Aa	N/A	1	\$4,725,000	127	FHA Mtg Insurance
A	N/A	N/A	2	\$30,210,000	33	1-Section 8
A-	N/A	N/A	4	\$15,735,000	80	2-Section 8
BBB	N/A	N/A	2	\$3,480,000	92	1-Section 8
N/A	Baa	N/A	1	\$4,830,000	135	Section 8
N/A	N/A	BBB	1	\$2,280,000	108	
Totals=			51	\$1,600,509,802	69	

Table 8: Multifamily Housing Default Rates by Year of Issuance (1987-1997)

Year of Issuance	# of Defaults	Total # of Issues	Default Rate by # of Issues	Defaulted \$ Amounts (\$000s)	Total \$ Amounts Issued (\$000s)	Default Rate by \$ Amounts
1987	7	182	3.85%	\$50,395	\$2,961,000	1.70%
1988	14	202	6.93%	\$137,115	\$3,180,400	4.31%
1989	16	237	6.75%	\$106,135	\$3,110,200	3.41%
1990	8	240	3.33%	\$64,030	\$3,062,400	2.09%
1991	2	277	0.72%	\$22,520	\$3,561,000	0.63%
1992	6	400	1.50%	\$33,024	\$5,732,900	0.58%
1993	13	517	2.51%	\$68,315	\$6,614,300	1.03%
1994	7	501	1.40%	\$16,445	\$4,929,500	0.33%
1995	9	603	1.49%	\$27,055	\$6,131,800	0.44%
1996	10	607	1.65%	\$34,505	\$6,637,600	0.52%
1997	5	606	0.83%	\$8,945	\$5,411,500	0.17%
Overall=	97	4372	2.22%	\$568,484	\$51,332,600	1.11%

Source: Thomson Financial Securities Data for issuance statistics.
All dollar amounts are in thousands of dollars.

D. Land-Backed Debt

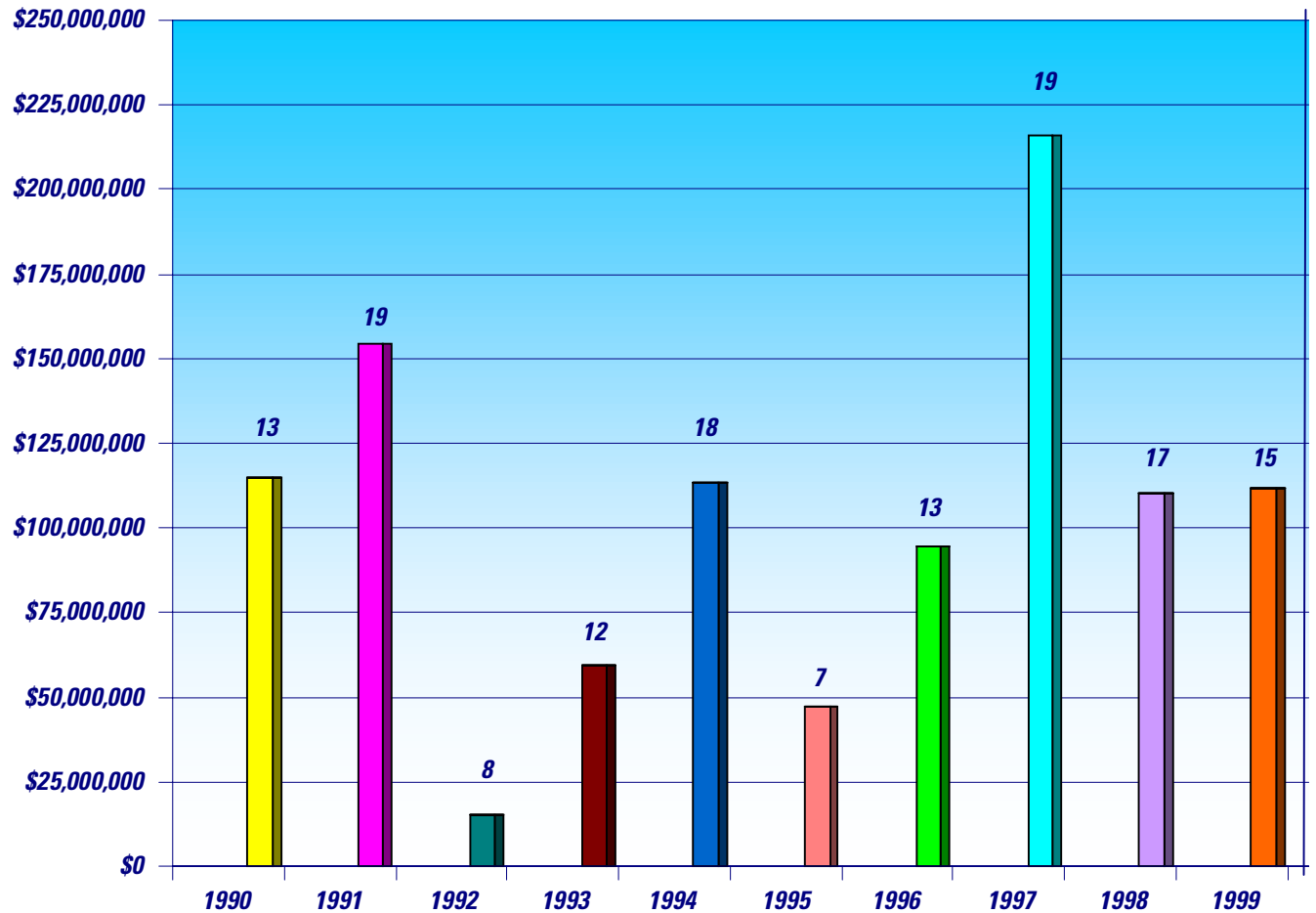


Table 1: Land-Backed Debt

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Non-Rated
1990	13	\$114,880,000	62	13
1991	19	\$154,260,000	56	19
1992	8	\$15,439,376	74	8
1993	12	\$59,590,000	118	12
1994	18	\$113,520,323	97	16
1995	7	\$47,385,000	73	7
1996	13	\$94,730,000	66	13
1997⁽²²⁾	19	\$215,870,000	71	19
1998	17	\$110,240,000	48	17
1999	15	\$111,876,000	65	15
Totals=	141	\$1,037,790,699	72	139

(22) \$208.49 million of the defaulted \$ amount tied to 17 bond issues from California.

D. Land-Backed Debt

Table 2: Land-Backed Defaults by Issuance Amount

Original Issuance Amount	# of Defaults	Avg. Time to Default
Less than \$1,000,000	11	86
\$1,000,000-\$4,999,999	61	79
\$5,000,000-\$9,999,999	28	64
\$10,000,000-\$19,999,999	27	61
\$20,000,000-\$49,999,999	12	67
\$50,000,000 and greater	2	59
Totals=	141	

Table 3: Land-Backed Defaults by Year of Issuance

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
1972	1	\$750,000	252
1973	2	\$1,185,000	246
1978	1	\$1,740,000	144
1980	1	\$795,000	156
1982	1	\$1,125,000	123
1983	3	\$4,600,000	98
1984	6	\$16,800,323	112
1985	11	\$77,900,000	77
1986	25	\$162,610,000	81
1987	11	\$78,360,000	70
1988	12	\$95,036,000	73
1989	10	\$115,564,376	67
1990	11	\$141,065,000	70
1991	11	\$83,085,000	62
1992	6	\$64,865,000	61
1993	7	\$39,910,000	56
1994	2	\$14,435,000	56
1995	7	\$68,935,000	28
1996	10	\$47,280,000	28
1997	2	\$11,250,000	20
1998	1	\$10,500,000	17
Totals=	141	\$1,037,790,699	72

D. Land-Backed Debt

Table 4: Land-Backed Defaults by State

State	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default
Arizona	2	\$27,470,000	93
Arkansas	2	\$8,495,000	76
California	67	\$594,266,323	64
Colorado	34	\$242,774,376	62
Florida	5	\$50,675,000	54
Illinois	1	\$1,625,000	55
Nevada	1	\$5,400,000	35
Texas	26	\$98,155,000	115
Utah	1	\$5,000,000	16
Washington	2	\$3,930,000	24
Totals=	141	\$1,037,790,699	

Table 5: Settlement Data for Land-Backed Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Exchanges	20	20	N/A
Resumptions	19	14	N/A
Combinations	14	20	N/A
Cash Distributions	7	58	70.54
Redemptions	6	26	98.33
Refunded	5	46	N/A
Amendments	3	22	N/A
Repurchase	1	10	100.00
Totals=	75	24	

E. COPs/Lease Revenue

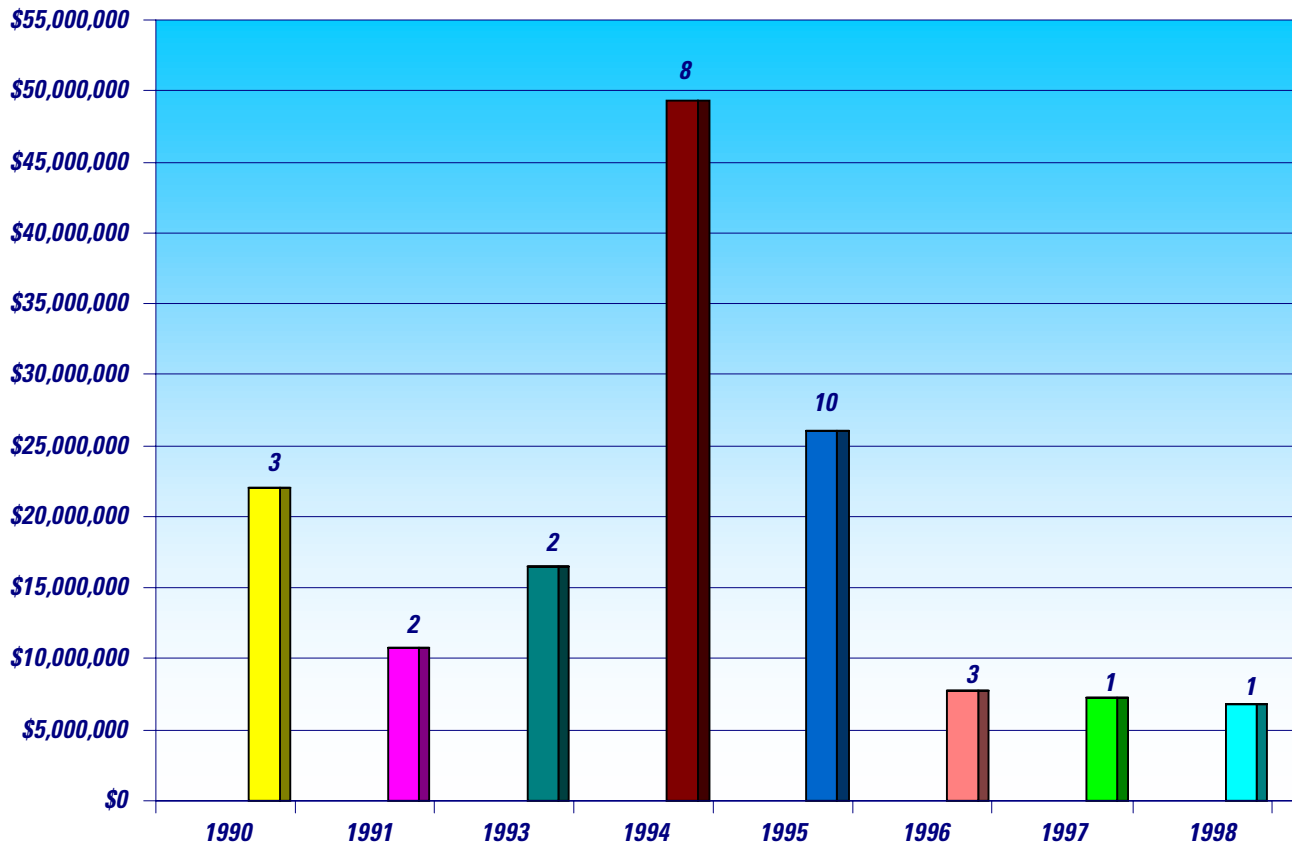


Table 1: COPs/Lease Revenue

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	3	\$22,090,000	66	0	3
1991	2	\$10,740,000	35	0	2
1993	2	\$16,485,781	46	0	2
1994	8	\$49,305,000	63	2	6
1995	10	\$26,100,000	63	0	10
1996	3	\$7,740,000	40	0	3
1997	1	\$7,300,000	24	0	1
1998	1	\$6,745,000	60	0	1
Totals=	30	\$146,505,781	57	2	28

Table 2: Settlement Data for COPs/Lease Revenue

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Redemptions	3	17	104
Resumptions	3	17	N/A
Distributions	2	51	41.63
Repurchases	1	6	100
Amendments	1	21	N/A
Totals=	10	23	

F. Other Revenues

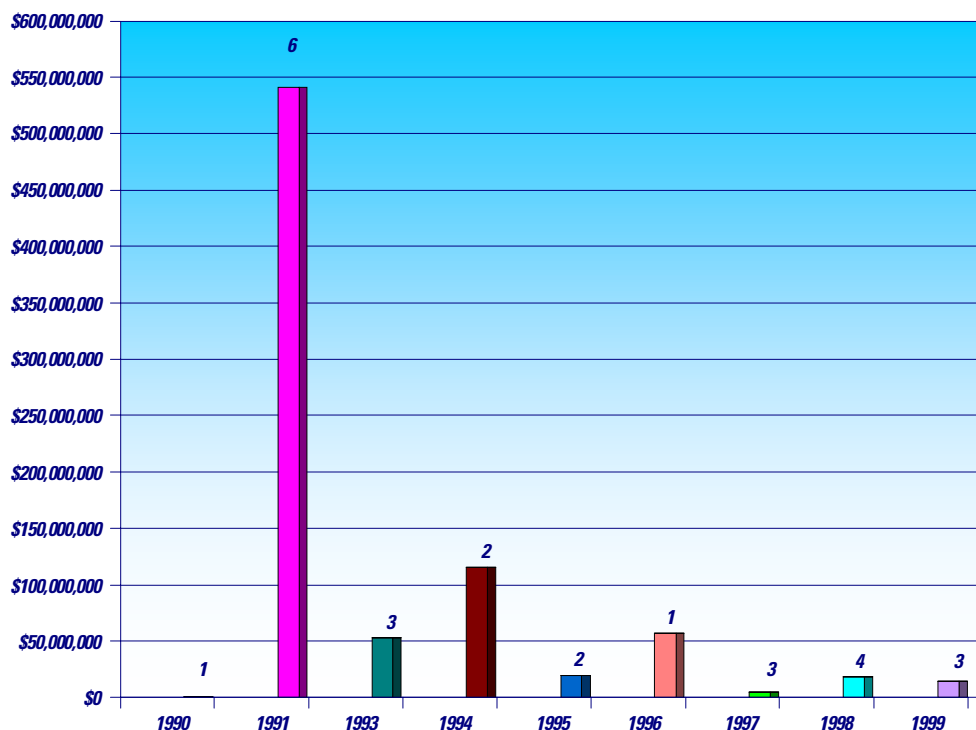


Table 1: Other Revenues

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	1	\$895,000	18	0	1
1991 ⁽²³⁾	6	\$541,000,000	58	5	1
1993	3	\$53,435,000	29	0	3
1994 ⁽²⁴⁾	2	\$115,607,000	125	2	0
1995	2	\$19,615,000	36	0	2
1996	1	\$57,540,000	27	0	1
1997	3	\$5,230,000	32	0	3
1998	4	\$18,615,000	37	0	4
1999	3	\$15,055,000	41	0	3
Totals=	25	\$826,992,000	47	7	18

(23) \$500 million of the defaulted \$ amount tied to pooled loan deals that were backed by Executive Life GICs.

(24) A Pension Obligation bond issue from Orange County, California accounted for \$110.2 million of the defaulted \$ amount.

Table 2: Settlement Data for Other Revenue Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Redemptions ⁽²⁵⁾	3	20	100
Cash Distributions	2	57	97.25
Amendments	2	48	N/A
Exchange	1	45	N/A
Unknown Repurchase	1	12	N/A
Totals=	9	36	

(25) Holders of the Orange County, California Pension Obligation bond issue recovered 100 cents on the dollar when the bonds were redeemed on 8/1/96.

G. General Obligations

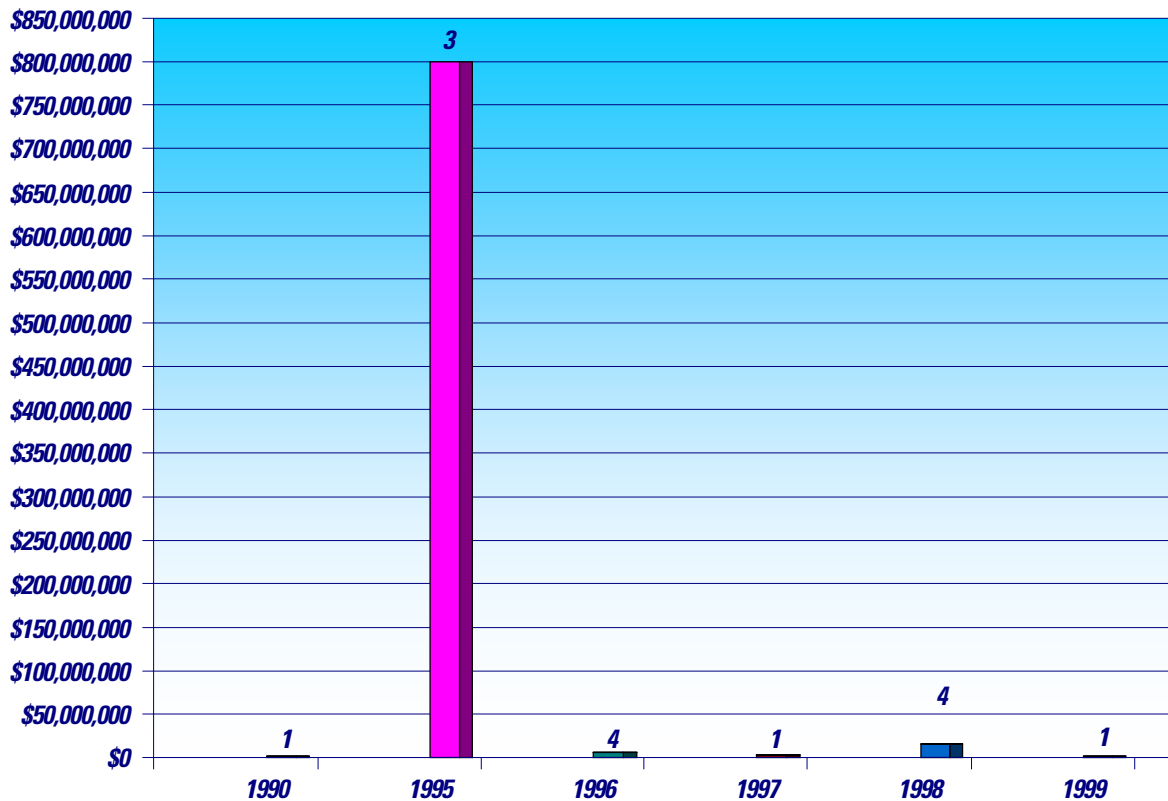


Table 1: General Obligations

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1990	1	\$2,000,000	18	0	1
1995⁽²⁶⁾	3	\$800,000,000	12	3	0
1996	4	\$5,860,000	8	0	4
1997	1	\$2,800,000	11	0	1
1998	4	\$15,475,000	8	2	2
1999	1	\$1,415,000	9	0	1
Totals=⁽²⁷⁾	14	\$827,550,000	10	5	9

(26) Defaults were tied to 3 short-term note deals issued by Orange County, California.

(27) 7 out of the 14 monetary defaults were tied to late payments caused by administrative oversights and were not related to financial difficulties.

Table 2: Settlement Data for General Obligation Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Resumptions	7	1	N/A
Cash Distributions⁽²⁸⁾	3	11	100
Redemptions	2	4	100
Exchange	1	7	N/A
Totals=	13	4	

(28) Holders of the three Orange County, California note deals were made whole (recovered 100 cents on the dollar) when the County emerged from bankruptcy during June of 1996.

H. Single Family Housing

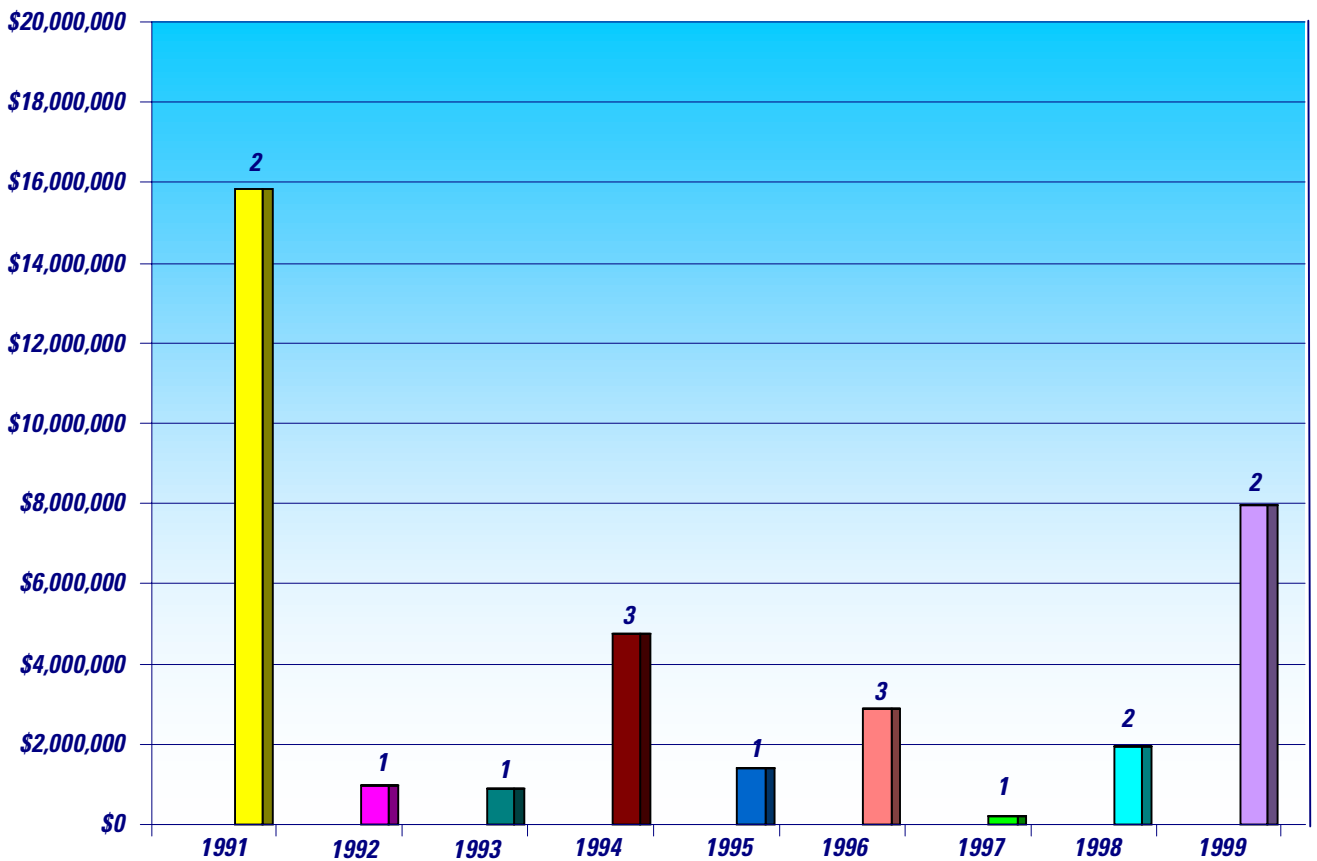


Table 1: Single Family Housing

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Rated	# Non-Rated
1991	2	\$15,825,000	67	2	0
1992	1	\$960,000	114	1	0
1993	1	\$895,000	126	1	0
1994	3	\$4,750,000	128	3	0
1995	1	\$1,415,000	180	1	0
1996	3	\$2,882,076	140	2	1
1997	1	\$205,000	144	1	0
1998	2	\$1,965,000	148	0	2
1999	2	\$7,980,000	202	2	0
Totals=	16	\$36,877,076	137	13	3

Table 2: Settlement Data for Single Family Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Cash Distributions	6	17	30.75
Totals=	6	17	30.75

I. Utilities (water, sewer and gas)

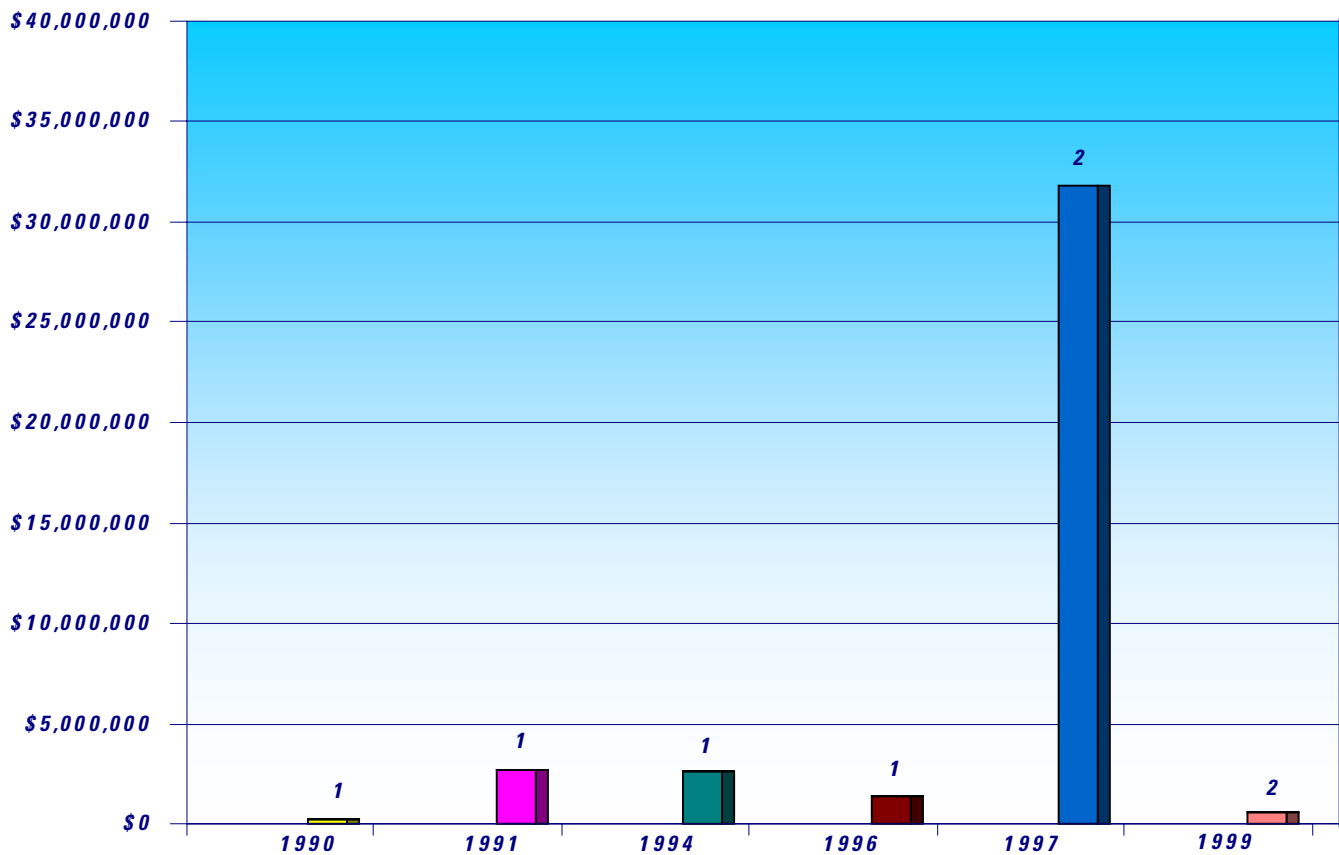


Table 1: Utilities-(water, sewer and gas)

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Non-Rated
1990	1	\$270,000	300	1
1991	1	\$2,725,000	54	1
1994	1	\$2,670,000	50	1
1996	1	\$1,395,000	59	1
1997	2	\$31,800,000	27	2
1999	2	\$590,000	23	2
Totals=	8	\$39,450,000	70	8

Table 2: Settlement Data for Utility Defaults

Settlement Type	# of Settlements	Avg. Time to Settlement	Avg. Recovery
Resumptions	2	3	N/A
Redemption	1	96	100
Totals=	3	34	

J. Education-(colleges and universities)

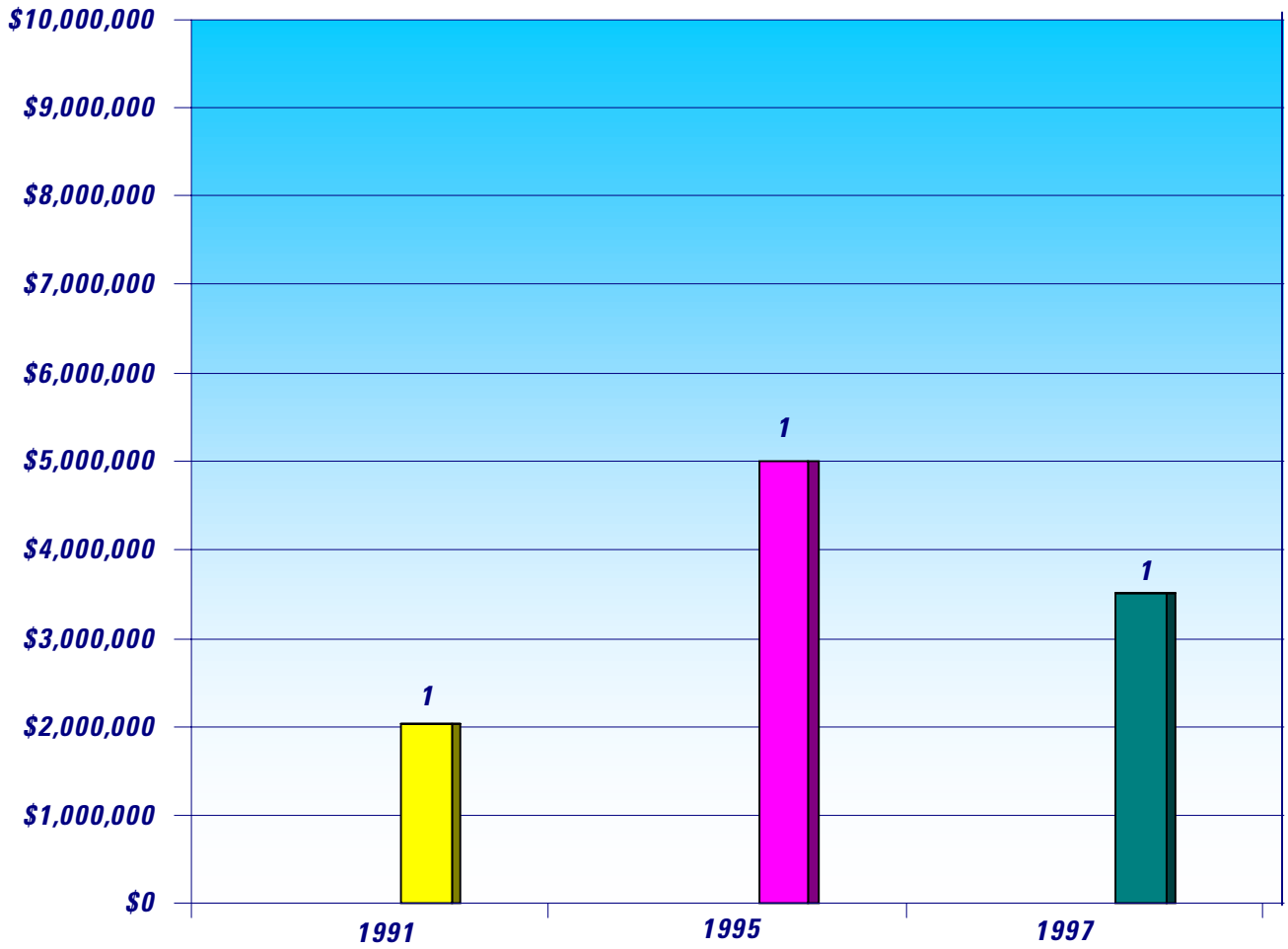


Table 1: Education-(colleges and universities)

Year	# of Defaults	Defaulted \$ Amounts	Avg. Time to Default	# Non-Rated
1991	1	\$2,030,000	84	1
1995	1	\$5,000,000	12	1
1997	1	\$3,500,000	36	1
Totals=	3	\$10,530,000	44	3

Standard & Poor's

55 Water Street 45th Floor
New York, NY 10041

TEL.: 212.438.4500 • Fax: 212.438.3958

E-Mail: sp_sales@standardandpoors.com

Standard & Poor's

A Division of The McGraw-Hill Companies

