



UNITED STATES  
**DEPARTMENT OF  
THE TREASURY**



## LEGACY SECURITIES PUBLIC-PRIVATE INVESTMENT PROGRAM

Program Update – Quarter Ended December 31, 2009

January 29, 2010

# OVERVIEW

## Introduction

This is the initial quarterly report on the Legacy Securities Public-Private Investment Program (“PPIP”). This report includes a summary of PPIP capital activity, portfolio holdings and current pricing, and fund performance. Treasury expects to provide additional information as the program matures in subsequent quarterly reports.

## PPIP Overview

PPIP is designed to support market functioning and facilitate price discovery in the mortgage-backed securities markets, allowing banks and other financial institutions to re-deploy capital and extend new credit to households and businesses. The investment objective of PPIP is to generate attractive returns for taxpayers and private investors through long-term opportunistic investments in Eligible Assets (as defined below) by following predominantly a buy and hold strategy. Under the program, Treasury will invest up to \$30 billion of equity and debt in public-private investment funds (“PPIFs”) established by private sector fund managers for the purpose of purchasing Eligible Assets. The fund managers and private investors will also provide capital to the funds. PPIFs have eight-year terms which may be extended for consecutive periods of up to one-year each, up to a maximum of two years. To qualify for purchase by a PPIF, the securities must have been issued prior to 2009 and have originally been rated AAA – or an equivalent rating by two or more nationally recognized statistical rating organizations – without ratings enhancement and must be secured directly by the actual mortgage loans, leases, or other assets (“Eligible Assets”).

Please see page 8 of this program update for a glossary of terms used throughout this document.

Additional information on PPIP can also be found at [www.financialstability.gov](http://www.financialstability.gov).

Neither this report nor the information contained herein constitutes an offer to sell or the solicitation of an offer to buy any securities. Any such offer or solicitation with respect to any PPIF may only be made by the applicable fund manager. This presentation has not been reviewed by any of the fund managers.



## CAPITAL ACTIVITY

Set forth below is a summary of equity and debt capital by PPIF. As of December 31, 2009, the PPIFs have completed initial and subsequent closings on approximately \$6.2 billion of private sector equity capital, which was matched 100 percent by Treasury, representing \$12.4 billion of total equity capital. Treasury has also provided \$12.4 billion of debt capital, representing \$24.8 billion of total purchasing power. As of December 31, 2009, PPIFs have drawn-down approximately \$4.3 billion of total capital which has been invested in Eligible Assets and cash equivalents pending investment.

### Summary of Capital by PPIF (\$ in Millions)

Fund	Closing Date	Closed Equity and Debt Capital			
		Private Equity	Treasury Equity	Treasury Debt	Purchasing Power
AG GECC PPIF Master Fund, L.P.	10/30/09	\$ 653	\$ 653	\$ 1,307	\$ 2,614
AllianceBernstein Legacy Securities Master Fund, L.P.	10/02/09	1,060	1,060	2,121	4,241
Blackrock PPIF, L.P.	10/02/09	582	582	1,164	2,329
Invesco Legacy Securities Master Fund, L.P.	09/30/09	506	506	1,012	2,024
Marathon Legacy Securities Public-Private Investment Partnership, L.P.	11/25/09	400	400	800	1,600
Oaktree PPIF Fund, L.P.	12/18/09	456	456	912	1,823
RLJ Western Asset Public/Private Master Fund, L.P.	11/05/09	505	505	1,010	2,021
UST/TCW Senior Mortgage Securities Fund, L.P. <sup>(1)</sup>	09/30/09	1,014	1,014	2,028	4,056
Wellington Management Legacy Securities PPIF Master Fund, LP	10/01/09	1,017	1,017	2,033	4,066
<b>Total Closed</b>		<b>\$ 6,194</b>	<b>\$ 6,194</b>	<b>\$ 12,387</b>	<b>\$ 24,774</b>
<b>Total Program</b>		<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 20,000</b>	<b>\$ 40,000</b>

<sup>(1)</sup> On January 4, 2010, Treasury and TCW entered into an agreement to terminate this fund because some of the key investment professionals left the firm. Pursuant to the agreement, all limited partners were released from capital commitments and the PPIF's holdings were liquidated. Treasury did not incur any loss as a result of the termination and currently expects, based on preliminary reports it received from the fund manager, that the TCW PPIF limited partners (private investors and Treasury) will realize a profit. TCW limited partners will have the ability to re-allocate capital to other PPIFs.

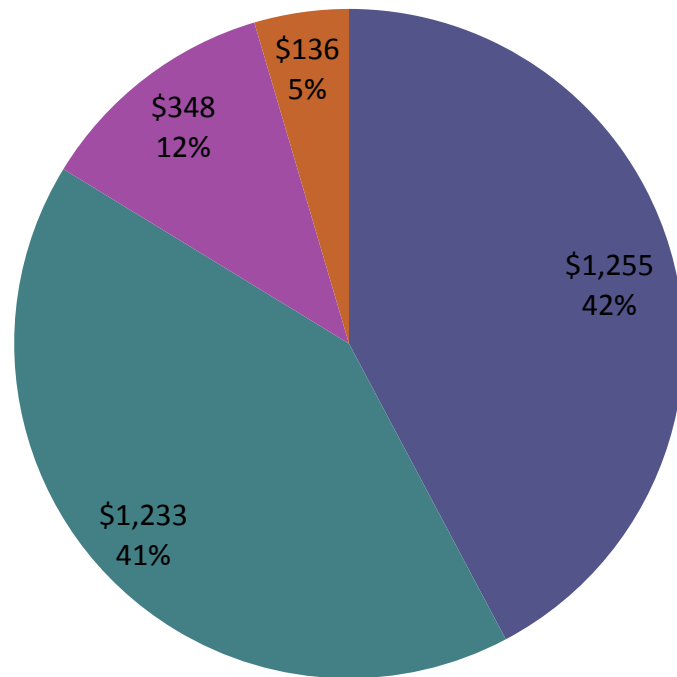


# PORTFOLIO HOLDINGS – SUMMARY BY SECTOR

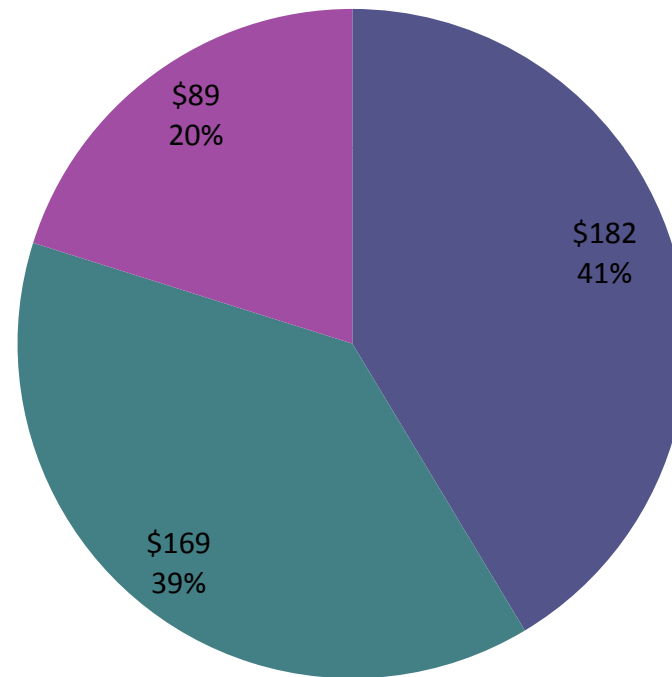
The total market value of Non-Agency RMBS and CMBS held by all PPIFs was approximately \$3.4 billion as of December 31, 2009. Approximately 87% of the portfolio holdings are Non-Agency RMBS and 13% are CMBS. The charts below show composition of Eligible Assets by sector.

Non-Agency RMBS – \$2,971 million

CMBS – \$440 million



■ Prime ■ Alt-A ■ Subprime ■ Option ARM  
(\$ in Millions)



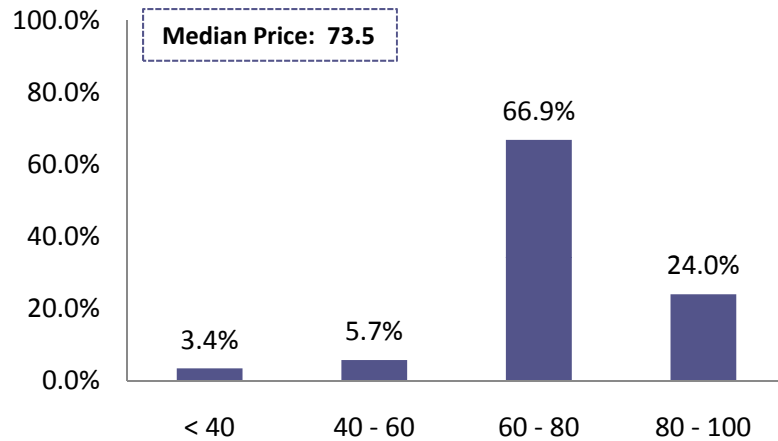
■ Super Senior ■ AM ■ AJ  
(\$ in Millions)



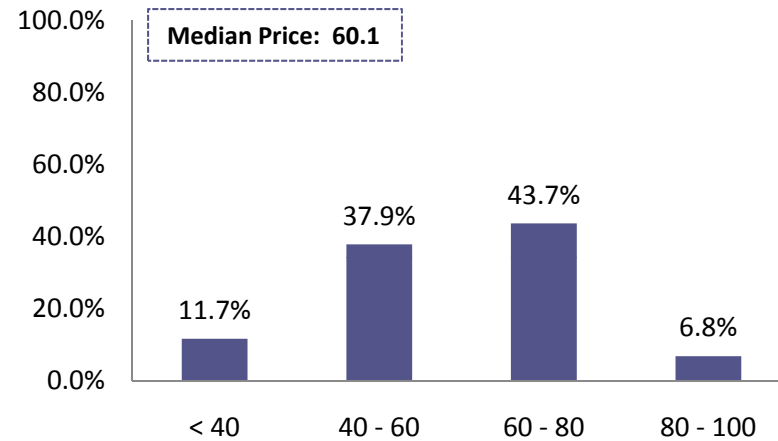
# PORTFOLIO HOLDINGS – NON-AGENCY RMBS

The charts below illustrate the range of market prices of Non-Agency RMBS held by all PPIFs as of December 31, 2009. Prices are expressed as a percent of par value.

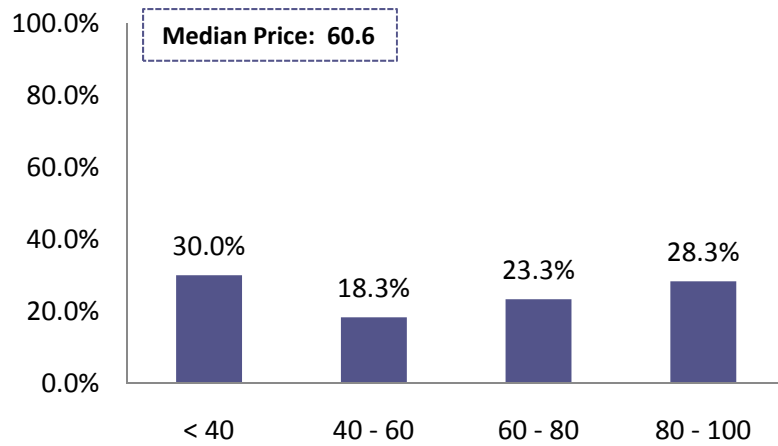
## Prime



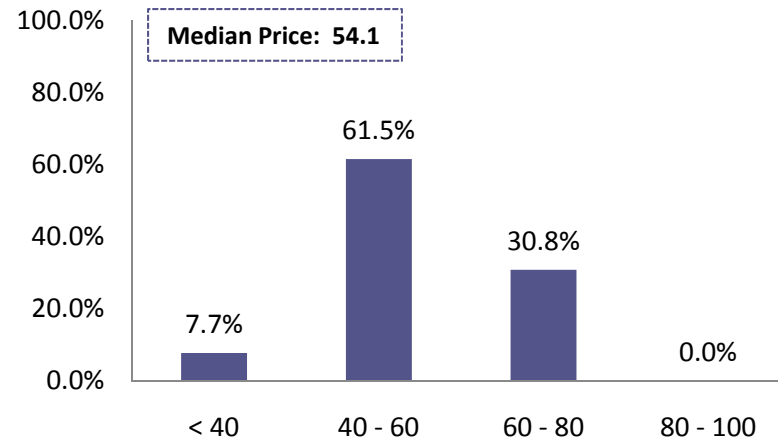
## Alt-A



## Subprime



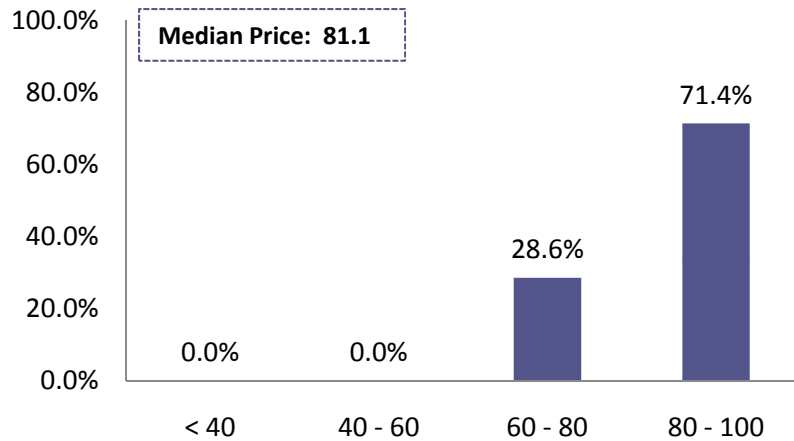
## Option ARM



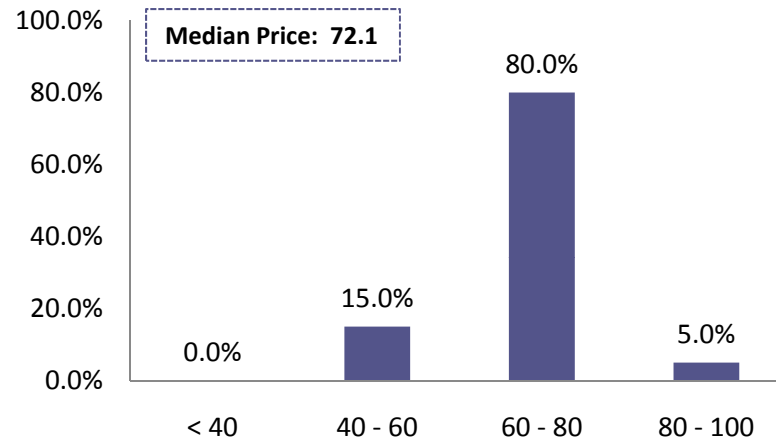
# PORTFOLIO HOLDINGS – CMBS

The charts below illustrate the range of market prices of CMBS held by all PPIFs as of December 31, 2009. Prices are expressed as a percent of par value.

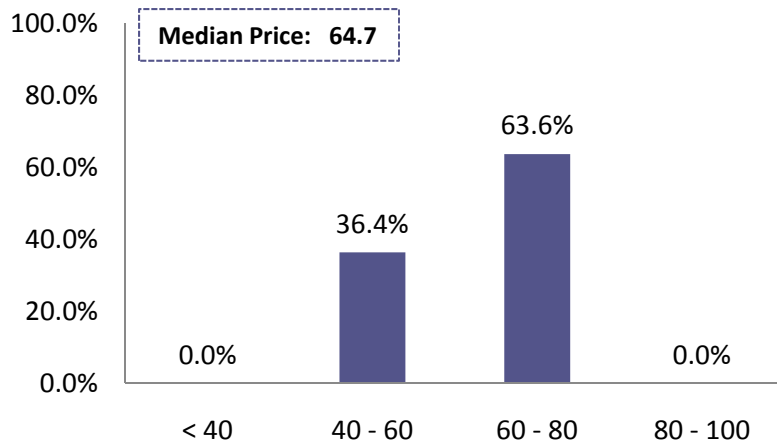
## Super Senior



## AM



## AJ



## PERFORMANCE

Set forth below is a summary of performance since inception (the date on which each PPIF made its initial capital draw) as reported by each fund manager. Performance will vary among PPIFs due to different risk/return objectives, leverage ratios, and sector allocations among other reasons. The influence of these factors as well as others on performance may evolve over time based on market conditions. Moreover, PPIFs are in the early stages of their three-year investment periods (the time period during which Eligible Assets may be purchased) and early performance may be disproportionately impacted by structuring and transaction costs and the pace of capital deployment by each PPIF. Because of this, industry practice counsels that, at this stage, any performance analysis done on these funds would not generate meaningful results and it would be premature to draw any long-term conclusions about the performance of individual PPIFs or PPIP in general from the data reported below. It should be noted that the current and past performance of a PPIF is not indicative of its future performance.

### Performance Since Inception (As of December 31, 2009)

Fund	Inception Date	Cumulative Net
		Performance
		Since Inception <sup>(1)</sup>
AG GECC PPIF Master Fund, L.P.	11/12/09	3.9%
AllianceBernstein Legacy Securities Master Fund, L.P.	10/23/09	-0.6%
Blackrock PPIF, L.P.	10/16/09	1.0%
Invesco Legacy Securities Master Fund, L.P.	10/13/09	2.8%
Marathon Legacy Securities Public-Private Investment Partnership, L.P.	12/15/09	-1.4%
Oaktree PPIP Fund, L.P.	NA	NA
RLJ Western Asset Public/Private Master Fund, L.P.	11/23/09	3.3%
UST/TCW Senior Mortgage Securities Fund, L.P.	10/19/09	0.7%
Wellington Management Legacy Securities PPIF Master Fund, LP	10/19/09	-1.2%

<sup>(1)</sup> Performance is net of management fees and expenses attributable to Treasury.

NA = Not Applicable as the fund has not drawn down capital as of 12/31/09.



# GLOSSARY OF TERMS

## Non-Agency Residential Mortgage-Backed Securities (RMBS)

**Non-Agency Residential Mortgage Backed Securities (RMBS):** Type of mortgage-backed security that is secured by loans on residential properties that are not issued or guaranteed by Fannie Mae, Freddie Mac or Ginnie Mae, or any other United States federal government-sponsored enterprise (GSE) or a United States federal government agency. Non-Agency RMBS are typically classified by underlying collateral / type of mortgage (i.e. Prime, Alt-A, Subprime, Option ARM).

**Prime:** Mortgage loan made to a borrower with good credit that generally meets the lender's strictest underwriting criteria. Non-Agency Prime loans generally are loans that exceed the dollar amount eligible for purchase by the GSEs (jumbo loans), but may include lower balance loans as well.

**Alt-A:** Mortgage loan made to a borrower with good credit but with limited documentation, or other characteristics that do not meet the standards for Prime loans. An Alt-A loan may have a borrower with a lower FICO score, a higher loan-to-value ratio, or limited or no documentation compared to a Prime loan.

**Subprime:** Mortgage loan made to a borrower with poor credit, typically having a FICO score of 620 or less.

**Option ARM:** Mortgage loan that gives the borrower a set of choices of how much interest and principal to pay each month. This may result in negative amortization (i.e. an increasing loan principal balance over time).

## Commercial Mortgage-Backed Securities (CMBS)

**Commercial Mortgage Backed Securities (CMBS):** Type of mortgage-backed security that is secured by loans on commercial properties such as office buildings, retail buildings, apartment buildings, hotels, etc. CMBS are typically classified by position in the capital structure (i.e. Super Senior, AM, AJ).

**Super Senior:** Most senior originally rated AAA bonds in a CMBS securitization with the highest level of credit enhancement. Credit enhancement refers to the percentage of the underlying mortgage pool by balance that must be written down before the bond experiences any losses. Super Senior bonds often comprised 70% of a securitization and therefore had 30% credit enhancement at issuance.

**AM:** Mezzanine-level originally rated AAA bond. AM bonds often comprised 10% of a CMBS securitization and therefore had 20% credit enhancement at issuance, versus 30% for Super Senior bonds.

**AJ:** The most junior bond in a CMBS securitization that attained a AAA rating at issuance.

