



April 9, 2009

Mr. Robert E. Feldman
Executive Secretary
Federal Deposit Insurance Corporation
550 17th Street, NW, Washington DC 20429

RE: Legacy Loan Program

Dear Mr. Feldman:

Nu-Vest Associates Incorporated (“Nu-Vest”) appreciates the opportunity to comment on the above-referenced proposal submitted by the Federal Deposit Insurance Corporation (“FDIC”). In the past, Nu-Vest has acted as a receiver and bidder for assets controlled by the Resolution Trust Corporation (“RTC”) and has a great deal of interest in the Legacy Loan Program (“LLP”). We currently own and manage a commercial real estate portfolio of over one million square feet and have been in business for over thirty five (35) years.

It is our belief that the LLP will be most effective if it includes as much local investor participation as possible. There are several steps the FDIC can pursue to ensure broad-based inclusion in the program. A decision to move in this direction will have many notable benefits.

As Wall Street has painfully discovered over the past twenty months, real estate is not simply a fixed income instrument. It is, instead, a multifaceted asset class that is best managed by regional investors who specialize in caring for properties. In order for taxpayers to maximize their returns, the FDIC should aim to ensure that their private investment partners hold such credentials, especially if these groups also have experience resolving distressed portfolios. The FDIC can aid local participation in auctions by taking strides to level the playing field between these investors and national, institutional participants. Our experience in recent FDIC auctions is that performing due diligence is a major expense for prospective bidders, and any additional information such as loan abstracts and valuation models, greatly decrease the cost of preparing a bid. A concerted effort on behalf of the FDIC to keep auction pools to a reasonable size (requiring equity investments less than \$10 million) will also avoid precluding regional operators who lack large institutional backing.

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Though we understand a goal of the LLP to be the provision liquidity to the market, it is our hope that this does not come by means of a convoluted structure. Selling partial equity stakes in a Public-Private Investment Fund ("PPIF") would create a murky structure that in many ways would resemble the dreaded securitization banks are seeking to flush.

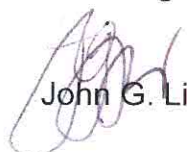
Along the same lines, Real Estate Owned ("REO") would be a strong candidate for inclusion in the LLP program, as no bank to our knowledge has a chartered purpose or primary expertise in managing real estate.

The expansive targeted size of the LLP will require an active bidding environment to be successful. In order to ensure such a climate for a sustainable period, the FDIC will need to work to involve local investors, many of whom will offer the greatest asset type and regional expertise for an individual portfolio.

Nu-Vest supports the FDIC's efforts to shore up the financial system through the LLP and actively awaits future announcements and auctions. Ultimately, we believe this program has the strong potential to achieve the aims for both investors and the public.

Thank you for the opportunity to comment. Please contact the undersigned for additional information at (248) 353-1111 or jliadis@nuvest.com

Best Regards,


John G. Liadis