

Life Insurance Companies Help

The belief that life insurance companies are in a position to shift four billion dollars to the real estate mortgage field if investment there become "sufficiently attractive" was expressed today by Corwin A. Fergus, chief of the Division of Research and Statistics of the Federal Home Loan Bank Board in Washington, according to word just received by the Twelfth District Federal Home Loan Bank.

Mr. Fergus' conclusion was based on the Division's nationwide study of investments by life insurance companies which showed that they are making good progress in the liquidation of the real estate they were forced to acquire.

Other important facts revealed by the study were:

1. New mortgage loans made by life insurance companies upon non-farm homes in 1937 increased by \$98,697,000 over 1936.
2. Non-farm homes disposed of by life insurance companies increased by \$23,760,000 in 1936 over 1935 and by \$22,094,000 in 1937 over 1935, indicating a healthier real estate market.
3. The total amount of mortgages held on home properties by life insurance companies increased \$85,000,000 or about six per cent from the end of 1936, to reach a figure of \$1,389,547,000. The ratio of home mortgages to total mortgages held by the companies is approximately 25 per cent.

"Total mortgage loans outstanding," Mr. Fergus explained, "after a steady decline each year since 1931, rose \$77,000,000 or 1.5 per cent during 1937 and brought the total to \$5,254,779,000, or about 20 per cent of total resources.

When it is remembered that from 1926 to 1928 mortgage loans representing 45 per cent of life insurance company assets and that liquid assets--principally U. S. bonds--at the end of 1937 had risen to unprecedented proportions, it would seem that these institutions could shift at least \$4,000,000,000 to the real estate mortgage field, if and when mortgage investments become sufficiently attractive."

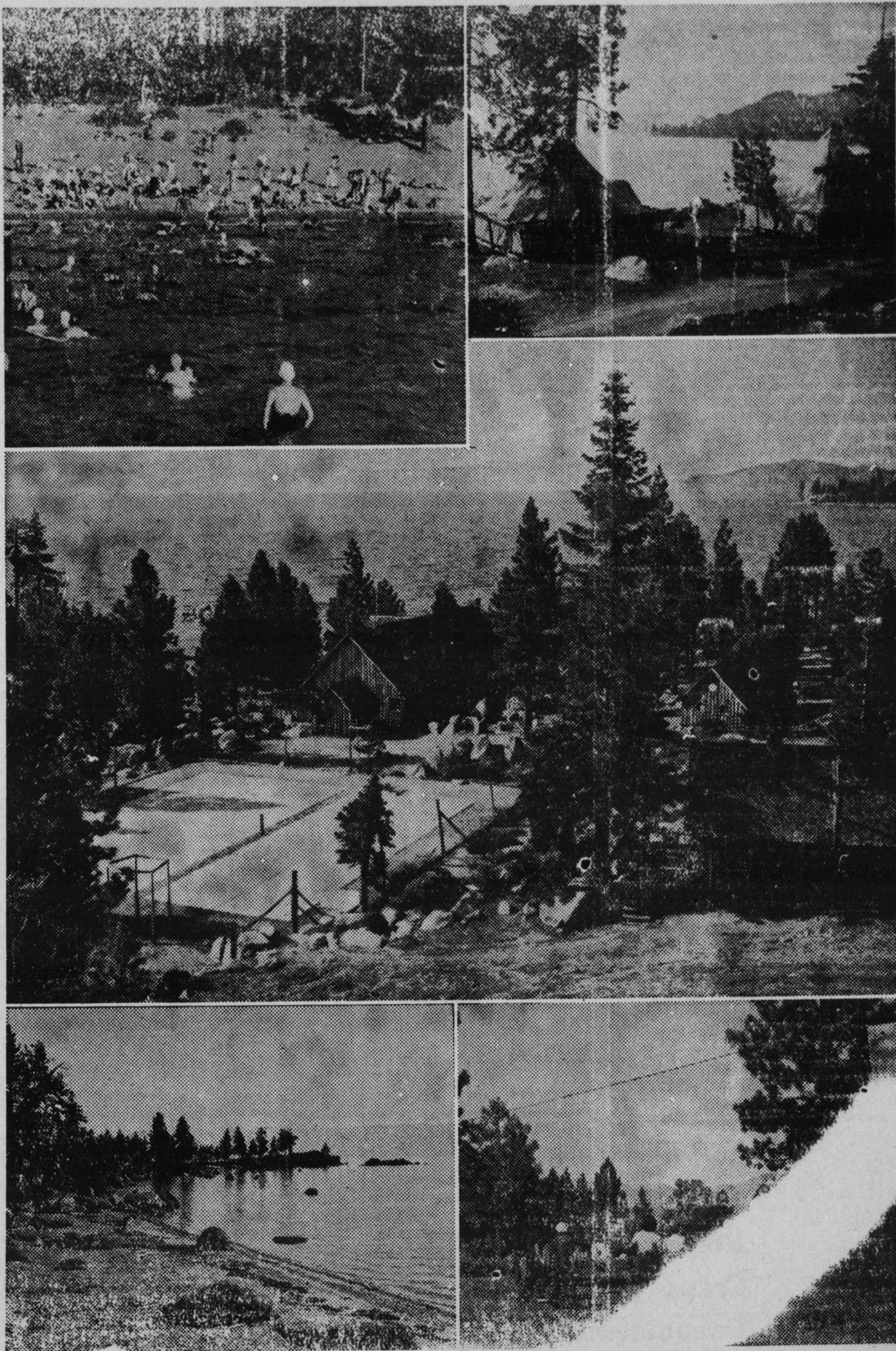
The fact that life insurance companies are selling increasing amounts of the real estate taken over as collateral for defaulted loans was believed by Mr. Fergus to be an optimistic indication that the market for such properties is growing stronger.

"The disposal of real estate," he said, "of course cannot reduce real estate owned so long as the amount acquired in the same period tends to exceed it. However, acquisitions are declining, although more so in the aggregate of all types of property than in the instance of homes alone.

"The ability to move foreclosed property is in some degree a measure of the condition of the real estate market. In the instance of homes there was little change from 1936; an increase of one per cent in the amount disposed of.

"However, the total amount of properties moved in 1937 was 17 per cent greater than the amount shifted in the preceding year. Farms and commercial joint homes and business structures showed particular improvement in this respect.

Nevada Rural Youngsters Will Camp at Lake Tahoe



Here's where and how Nevada's Four-Archers will revel for the week at "Skyland" on the Nevada shores of Lake Tahoe at the Annual Nevada Junior Farm Bureau camp, August 1 to 6.

In the upper left picture, the youngsters are enjoying the water on the fine Tahoe beach, while the upper right photograph shows the big, brown tents along the lake shore. In the center is a general view of the main buildings and the tennis court with the lake in the background. The "Skyland" beach is again shown on the lower left picture, while the lower right picture shows the youngsters busy at one of their games.

LAS VEGAS WEATHER		July 24	105	69
Following are the maximum and	July 15	107	70	and homesick during the closing
minimum temperatures as regis-	July 26	99	72	days of the session. And no doubt
tered by the thermometers of the	July 27	104	76	some of them will like it so well
United States Cooperative Weather	July 28	108	70	at home they won't go back to
Station in Las Vegas for the dates				Washington.
shown:				
July 22	104	75		disposed of, homes accounted for 33
July 23	105	70		per cent in 1937 and 38 per cent in

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Congressmen were said to be good

disposed of, homes accounted for 33 per cent in 1937 and 38 per cent in 1936."