

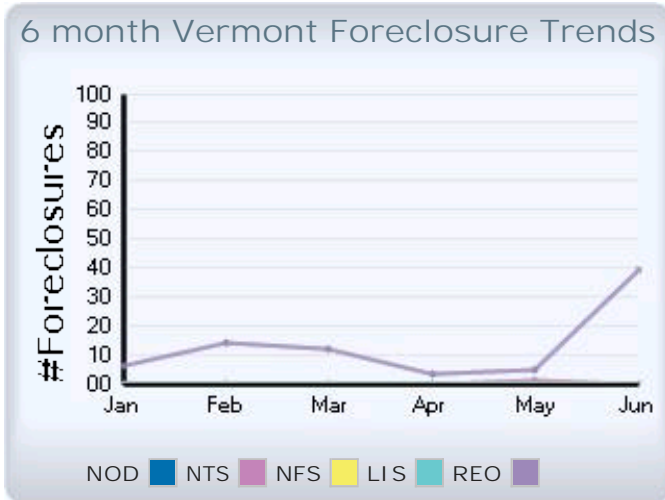
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Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

Foreclosure Market Trends *Report*

August 2009 Vol. 3, Issue 18

6 month Vermont Foreclosure Trends



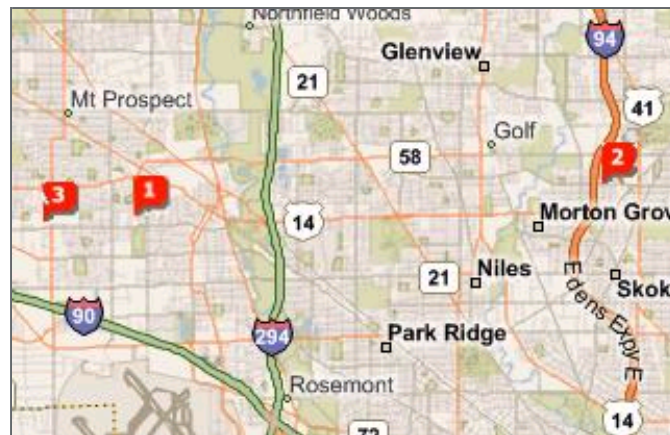
Vermont Reports Only 35 Properties With Foreclosure Filings in First Half of 2009

Vermont reported 35 properties with foreclosure filings throughout the first six months of 2009, a 56 percent decrease from the previous six months and 43 percent behind the first half of 2008. "Although Vermont foreclosures spiked in June, it still holds the lowest number of foreclosures in the nation so far this year," said James J. Saccacio, chief executive officer of RealtyTrac. "The state's unemployment rate continues to remain well below the national average and home prices have not declined as far as most states. These factors are definitely helping to keep foreclosures in Vermont rare."

Investor Buys 60 Foreclosures in 6 Years

While everyone is worrying about the recession, Portland, Maine investor Debbie Kilmartin is busy buying, fixing and flipping foreclosures for a living. Since 2003, Kilmartin has purchased 60 foreclosure properties, which she quickly flips for a tidy profit.

Here are some of the most recent Investment opportunities in the area.



1 Pre-Foreclosure

W Grant Dr
Des Plaines
IL, 60016

Market Value
\$196,200
Beds/Bath
4/0
Default Amount
\$N/A
Sq. FT
0

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Suffield Ct, Skokie, IL 60077	N/A	N/A	0
3 Auction	Beau Dr # 310, Des Plaines, IL 60016	\$163,993	N/A	0

Auction Date: 9/28/09

	NATL	IL	COOK CTY
NODs	133,107	0	0
NTSs	245,854	0	0
NFSs	75,864	8,663	4,878
LISs	138,176	8,514	4,112
REOs	196,449	7,621	4,083

Flipping in a Falling Market

Conventional wisdom considers a declining housing market unfit for flipping property. In such a market, the conservative and safe strategy is to buy and hold property in portfolio — at least until prices bottom out and begin to appreciate once again.