



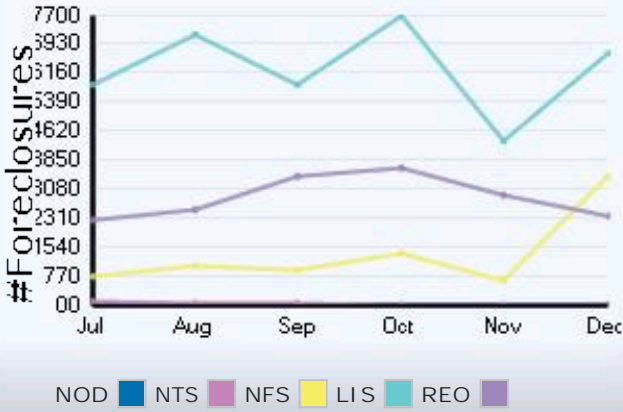
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Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

## Foreclosure Market Trends *Report*

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6 month Illinois Foreclosure Trends



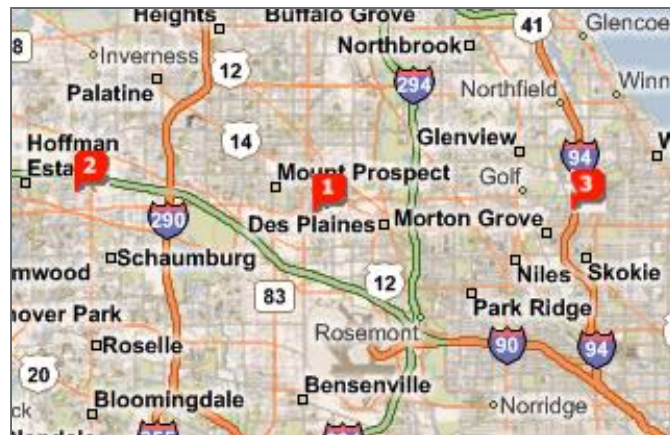
### ILLINOIS FORECLOSURE ACTIVITY UP 16 PERCENT IN JANUARY

Foreclosure filings were reported on 14,447 Illinois properties in January, up 16 percent from the previous month and 85 percent above the level reported for January 2008, according to the latest RealtyTrac<sup>®</sup> U.S. Foreclosure Market Report. "Foreclosure activity in Illinois was up significantly in 2008 and has continued its upswing so far in 2009, nearly doubling since January of last year," said James J. Saccacio, chief executive officer of RealtyTrac.

### As Trashed Foreclosures Pile Up, Prudent Rehab Pays Off

Rehabbing trashed foreclosures is in the DNA of Kevin Fine. Fine is a Knoxville, Tenn., real estate investor who has bought, rehabbed and sold seven foreclosed properties in the past two years. He is an experienced foreclosure rehabber who is cashing in on the current foreclosure crisis. Most of the properties Fine buys are trashed by the former owners, but he knows that as long as there isn't any structural damage, he can easily fix and flip them for quick profit. "Price point and location is everything," said Fine, who buys foreclosures at wholesale prices and sells them wholesale, pocketing 20 percent profit on each deal.

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



#### 1 Pre-Foreclosure

Market Value  
N/A  
Beds/Bath  
0/0  
Default Amount  
\$N/A  
Sq. FT  
0

Property Type	Address	Market Value	Default	Sq. Ft.
2 Pre-Foreclosure	E Thacker St, Des Plaines, IL 60016	\$350,800	N/A	1,098
3 Auction	Crain St, Skokie, IL 60077	\$262,208	N/A	0

Auction Date: 5/7/09

### FORECLOSURE TRENDS : DECEMBER 2008

	NATL	IL	COOK CTY
NODs	64,154	0	0
NTSs	72,772	0	0
NFSs	30,210	3,406	2,197
LISs	57,336	6,677	3,724
REOs	78,938	2,337	1,267

### New Loan Mod Plan Open to Investment Property

I am keenly aware that this does not sound like a fun thing, but honestly you really need to look at the latest mortgage modification plan from the Federal Reserve. Now you may wonder, why would anyone with a functioning brain want to read nine pages of complex and convoluted bureaucratic ramblings? Because — for the first time — the Federal Reserve is moving toward practical and humane foreclosure relief. Not only for homeowners, but also for real estate investors. The goal of the new policy is to avoid preventable foreclosures on residential mortgage assets. It is a step forward, but it's a short step.