



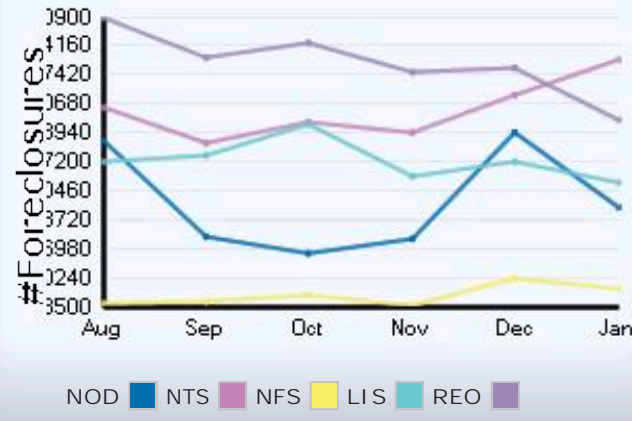
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Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

Foreclosure Market Trends *Report*

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6 month National Foreclosure Trends



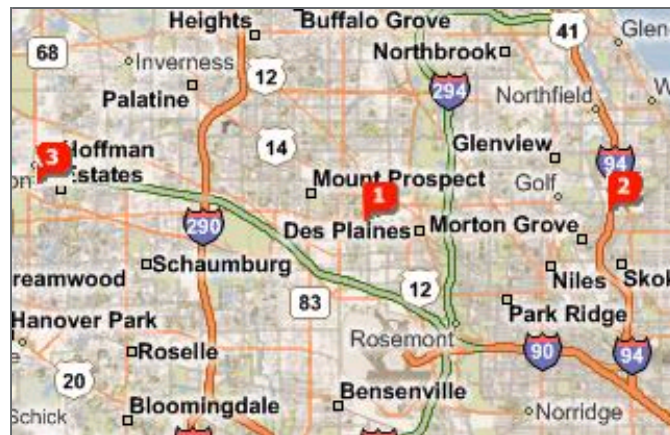
FORECLOSURE ACTIVITY REMAINS NEAR RECORD LEVEL IN AUGUST

Foreclosure filings were reported on 358,471 U.S. properties in August, a decrease of less than 1 percent from the previous month but still an increase of nearly 18 percent from August 2008, according to the latest RealtyTrac U.S. Foreclosure Market Report. The report also shows one in every 357 U.S. housing units received a foreclosure filing in August. "The August report demonstrates that there is still an ample supply of properties filling the foreclosure pipeline even while the outflow of bank-owned REO properties onto the resale market is being more carefully regulated," said James J. Saccacio, chief executive officer of RealtyTrac.

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

S Wolf Rd
Des Plaines
IL, 60016

Market Value
\$240,000
Beds/Bath
0/1
Default Amount
\$N/A
Sq. FT
1,195

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Niles Center Rd, Skokie, IL 60077	\$149,900	N/A	12,640
Auction	Bristol Walk, Hoffman Estates, IL 60169	\$157,750	N/A	0

Auction Date: 10/5/09

	NATL	IL	COOK CTY
NODs	141,715	0	0
NTSs	230,072	0	0
NFSs	74,414	8,890	5,245
LISs	157,698	14,778	7,045
REOs	197,387	8,207	5,237

Why No FHA Loans For Foreclosure Investors?

Hidden away in the deep recesses of the federal government is a one-shot financing plan which will allow you to not only buy foreclosures but it will also pay for repairs and upgrades. With the FHA's 203(k) program you get financing to purchase or refinance an existing home (it has to be at least a year old) plus additional dollars to fix it. Since the government doesn't want you to take that extra money and just go to Vegas, it provides the construction money in draws as the repair work is completed after closing. Unfortunately, the 203(k) plan does not work perfectly for everyone.