

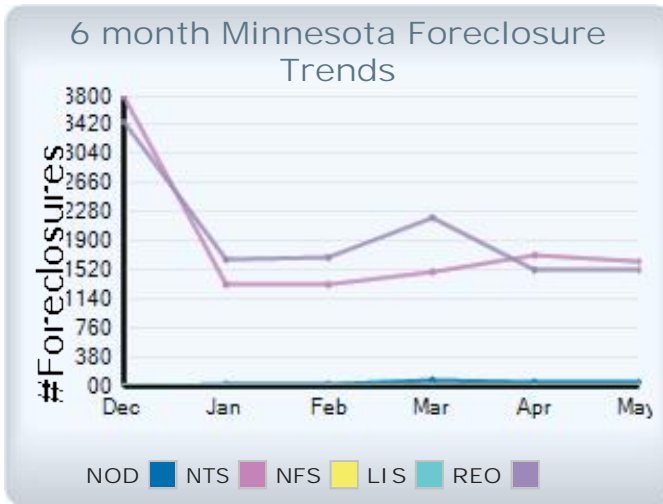


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22 Successful years as an agent, owner/manger of investment real estate, owner of a mortgage brokerage-let my experience work for you. Tell me what you are trying to accomplish.

## Foreclosure Market Trends *Report*

August 2010 Vol. 4, Issue 16



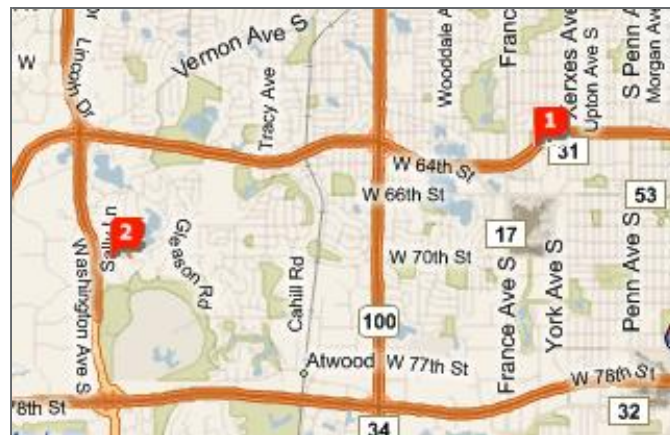
### Minnesota Foreclosure Activity Fell in Second Quarter

Minnesota reported 8,999 properties with foreclosure filings for the second quarter of 2010, a two percent fall from the first quarter and one percent below the level reported in the second quarter of 2009. "Foreclosure activity in Minnesota fell over the first half of this year, with fewer filings than in the last half of 2009, and additional improvements reported between the first and second quarters of 2010," said James J. Saccacio, chief executive officer of RealtyTrac. "The state's job market also appears to be improving as unemployment recently fell to 6.8 percent – which is great news for out-of-work residents struggling to keep their homes."

### 75 Percent of Nation's Top Metro Areas Post Increasing Foreclosure Activity in First Half of 2010

A total of 154 of the 206 U.S. metropolitan areas with a population of 200,000 or more posted year-over-year increases in foreclosure activity even while foreclosure activity decreased in nine of the 10 metros with the highest foreclosure rates, according to the RealtyTrac Midyear 2010 Metropolitan Foreclosure Market Report. Four states — Florida, California, Nevada and Arizona — accounted for all top 20 metro foreclosure rates. Florida led the way, with nine of the top 20 metro foreclosure rates, followed by California with eight, Nevada with two and Arizona with one.

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



#### Pre-Foreclosure

York Ave S # 403  
Edina  
MN, 55435

Market Value  
\$138,928  
Beds/Bath  
2/2  
Default Amount  
\$/N/A  
Sq. FT  
1,308

Property Type	Address	Market Value	Default	Sq. Ft.
Auction	Valley View Rd, Edina, MN 55439	\$409,600	N/A	1,796
Auction Date: 9/28/10				

	NATL	MN	HENNEPIN CTY
NODs	38,389	42	0
NTSs	94,155	1,619	559
NFSs	38,526	0	0
LISs	58,073	0	0
REOs	93,777	1,506	585

### How Wall Street Reform Benefits Foreclosure Buyers

With the passage of Wall Street reform now a done deal in Washington there are probably few people who did better than real estate investors. Stricter mortgage standards plus less federal emphasis on homeownership means there will be a new and growing demand for rental housing.