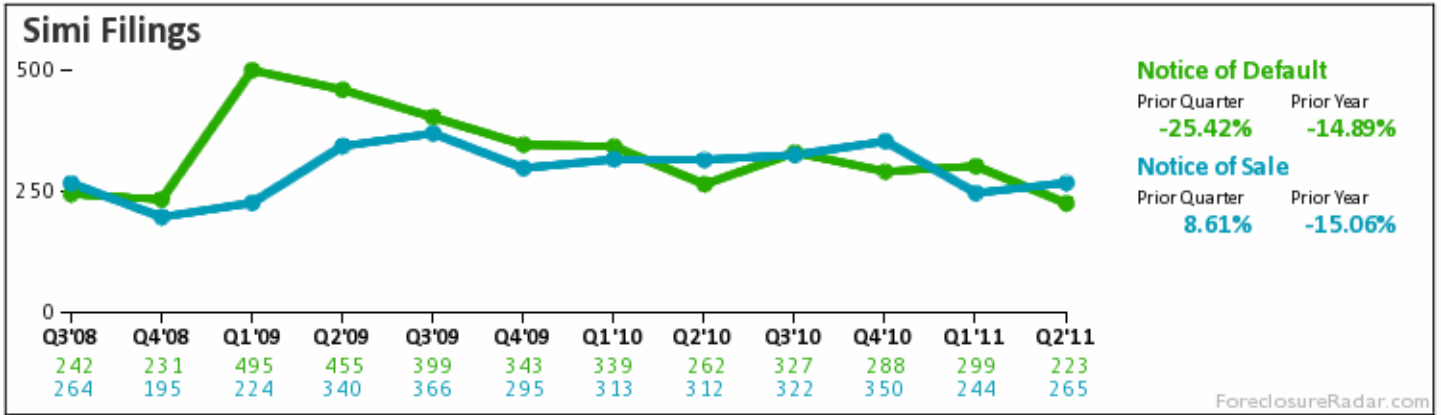
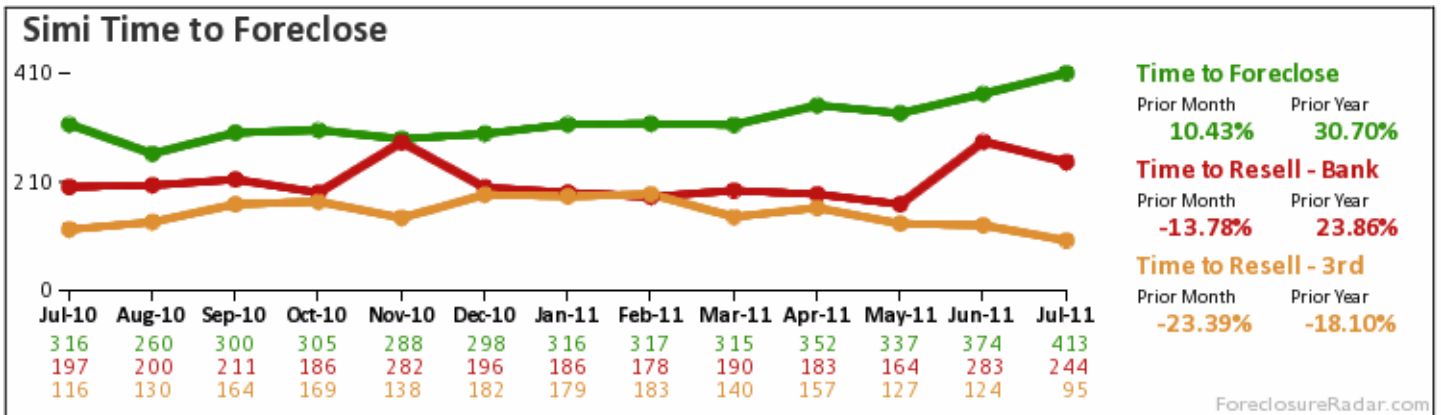


Presidio Real Estate Services Ventura County's Investment Property Specialists would like to introduce you to our local Foreclosure Reports. We have used this report internally to help our owners and investors manage risk and develop strategies. We have compiled select data provided by Foreclosure Radar to help you stay on top of the distressed property situation in Ventura County.

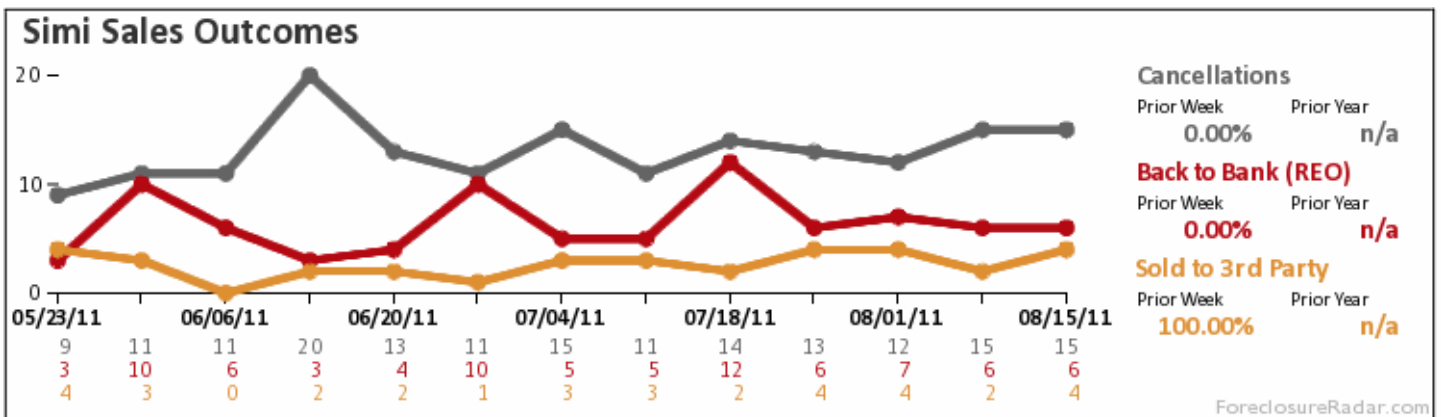
The next two charts show the number of filings in Simi Valley over the last few years. Notice of defaults are filed when a property owner is more than 30 days late on their mortgage. A Notice of Sale is filed after a lender has followed all the proper procedures and no sooner than 120 after the NOD filing.



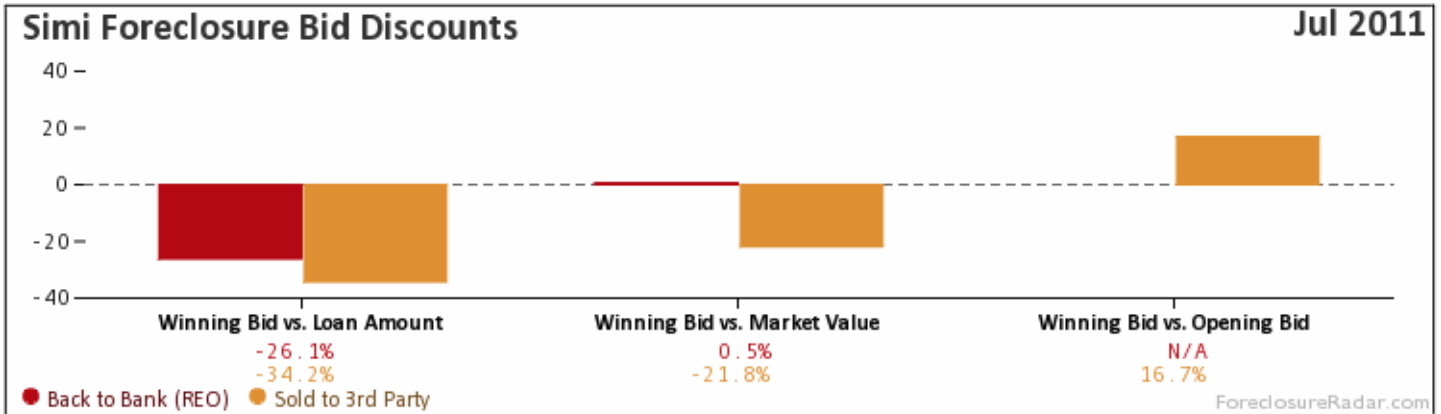
The avg time to Foreclose tracks the amount of time it takes a lender to Foreclose on a property. It also tracks the status of the property once a property has been foreclosed upon. Investors are selling properties quicker and lenders are holding onto properties for longer periods of time.



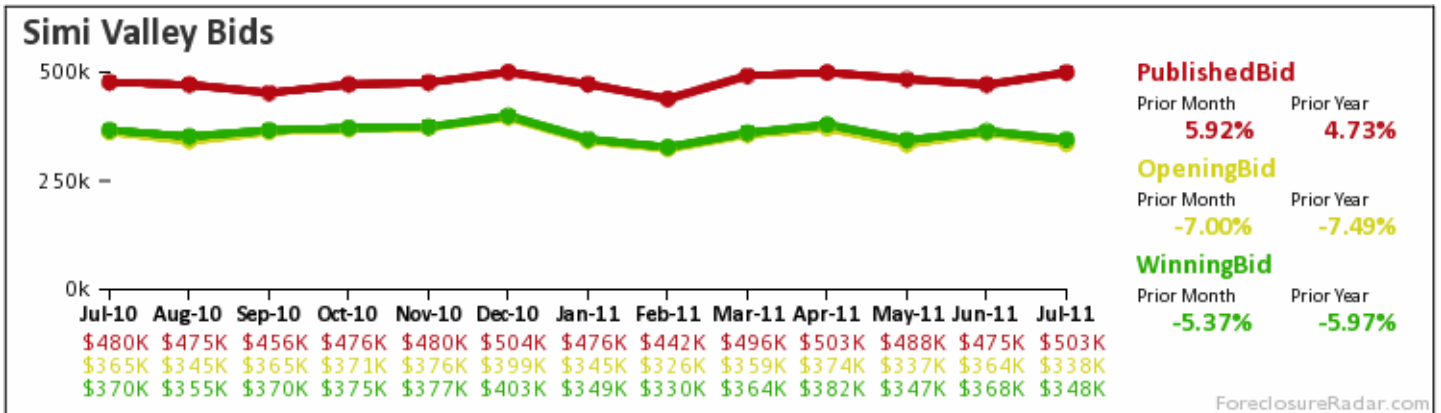
The following charts tracks scheduled Foreclosure Sales.



The next Chart show the avg discount amount. A lender will file a notice of default based on the loan amount. However on the day of the actual the actual bid may be adjusted or lowered in order to sell the property at trustee sale.



Foreclosure sales take place at the steps of the County courthouse. It is a very informal process. The lender will publish a starting bid, typically the balance on the loan. However the day of the auction they may reduce this bid. Lenders have too many properties and want to get rid of them. How do you do this ? Sell them at a discount. Simple supply and demand.



Foreclosure Investing can be a lucrative business. There are many pitfalls to avoid and one should understand all the nuances before getting involved. However in today's market it is possible to see a 20% or greater ROI per deal. Presidio can help you locate, purchase, rehab and sell the property. If you are looking to generate cash flow and hold the property we will have a tenant ready and waiting for you.

Presidio Real Estate Services can help you analyze all facets of purchasing a foreclosure. We use state of the art software to evaluate the financial impact of buying and flipping or buying and holding.

To learn more about investing in foreclosures or how you can use your 401K to invest, please call our office at 805-499-7300 and ask for Jeff Smith or Linda Byrne.

Visit our website at www.PresidioRentalSolutions.com to search for foreclosures and download tools for investors