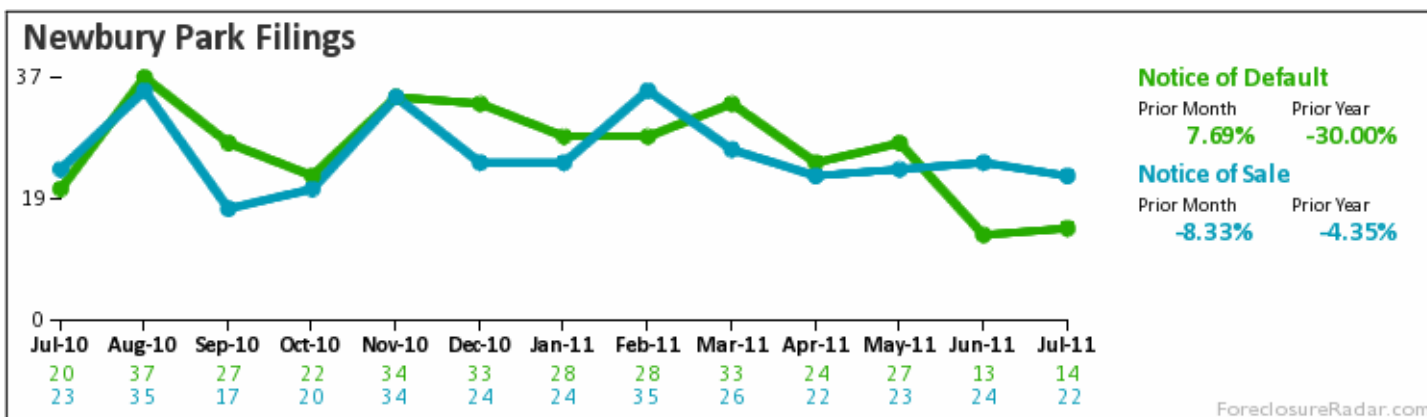
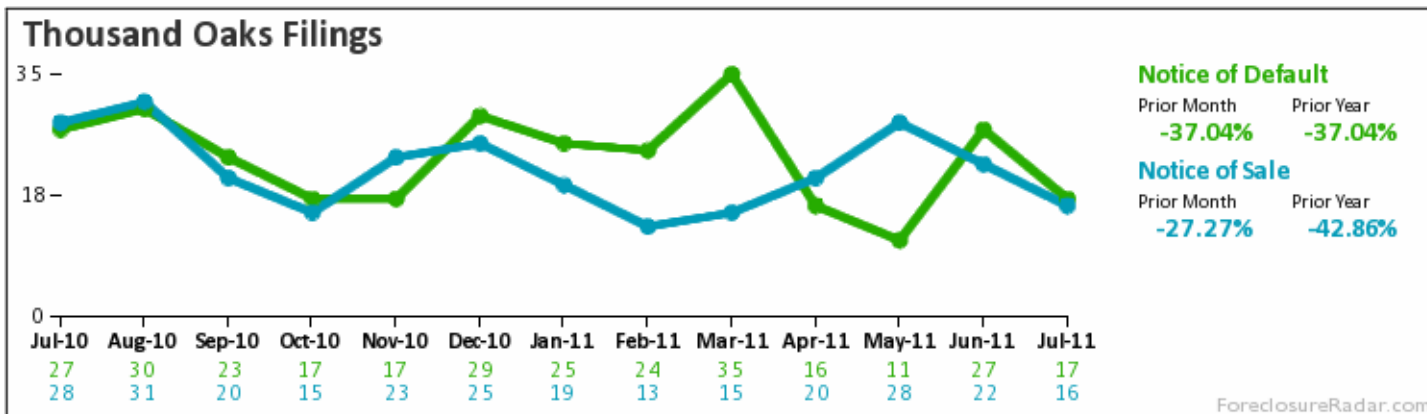
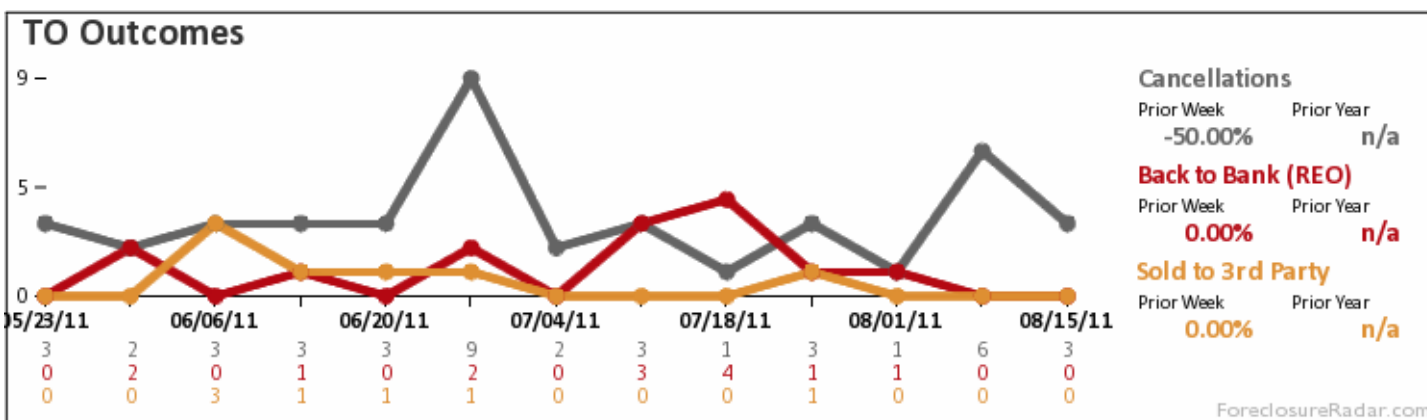


Presidio Real Estate Services Ventura County's Investment Property Specialists would like to introduce you to our local Foreclosure Reports. We have used this report internally to help our owners and investors manage risk and develop strategies. We have compiled select data provided by Foreclosure Radar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

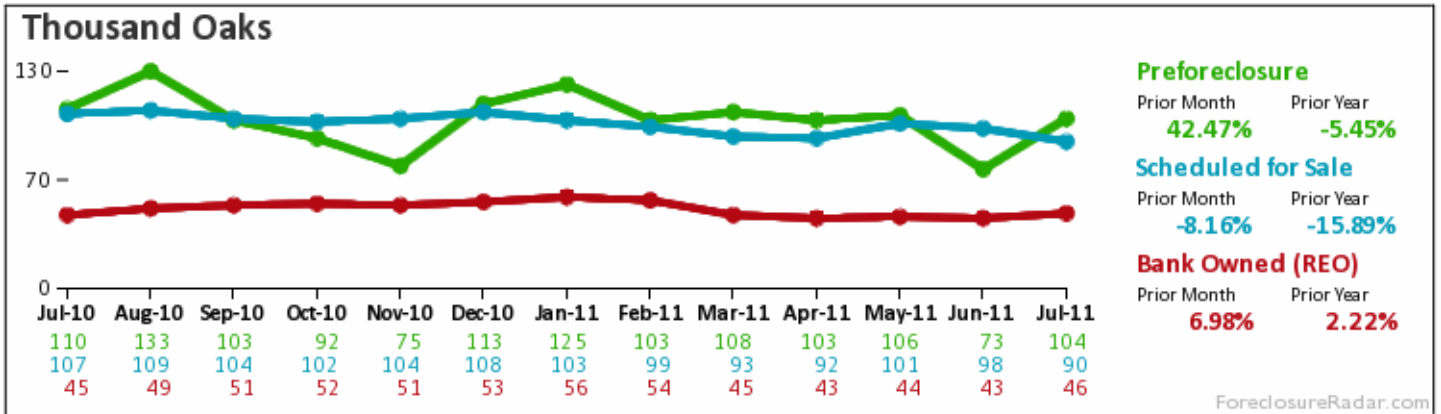
The next two charts show the number of filings in Thousand Oaks and Newbury Park. Notice of defaults are filed when a property owner is more than 30 days late on their mortgage. A Notice of Sale is filed after a lender has followed all the proper procedures and no sooner than 120 after the NOD filing.



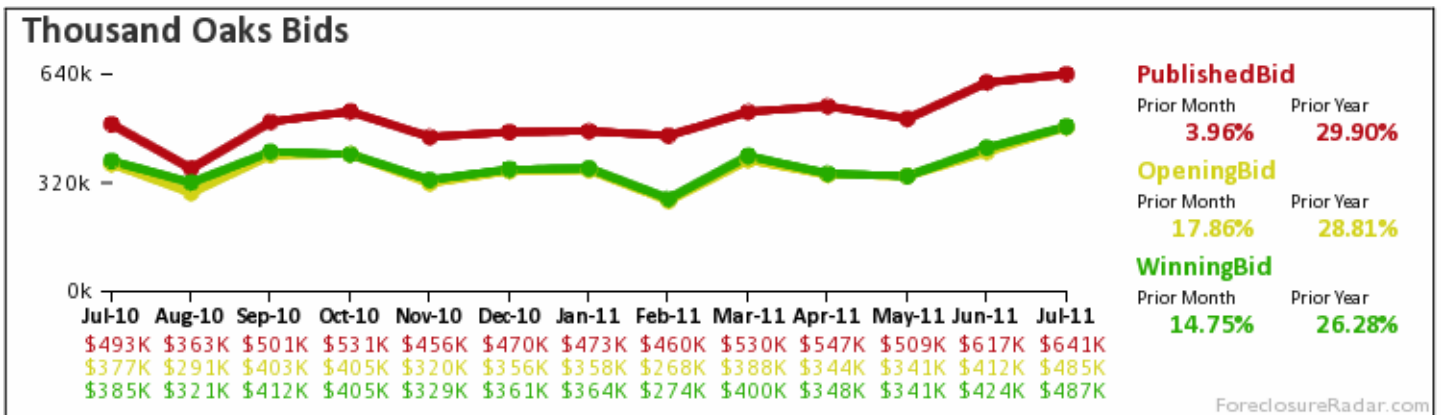
The next chart tracks the status of foreclosure filings. Filings can result in sales to investors, sales back to the bank, or canceled. Sales that are canceled may eventually be sold.



The avg time it takes a lender to foreclose has continue to climb as lenders are still sorting through the maze of documents they need to file.



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 profit per deal. We can help you locate, purchase, rehab and sell the property. Or if you want to hold it 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.PresidioReantalsolutions.com to search for foreclosures