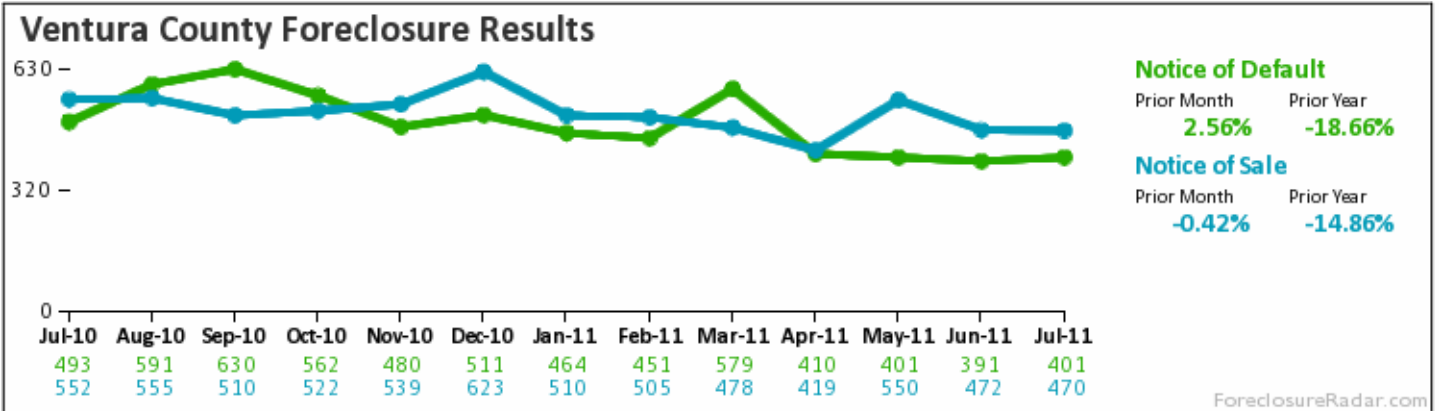
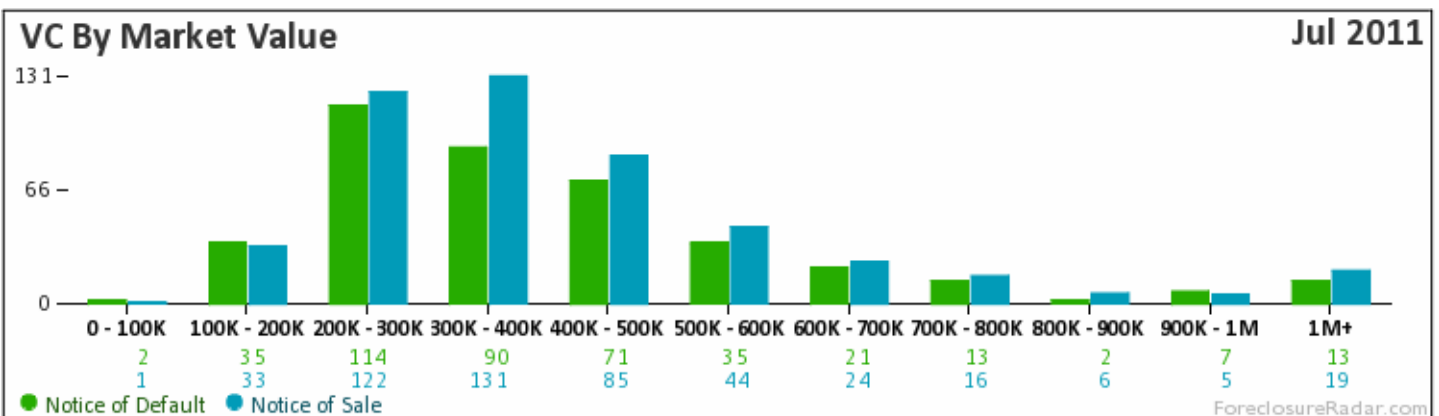
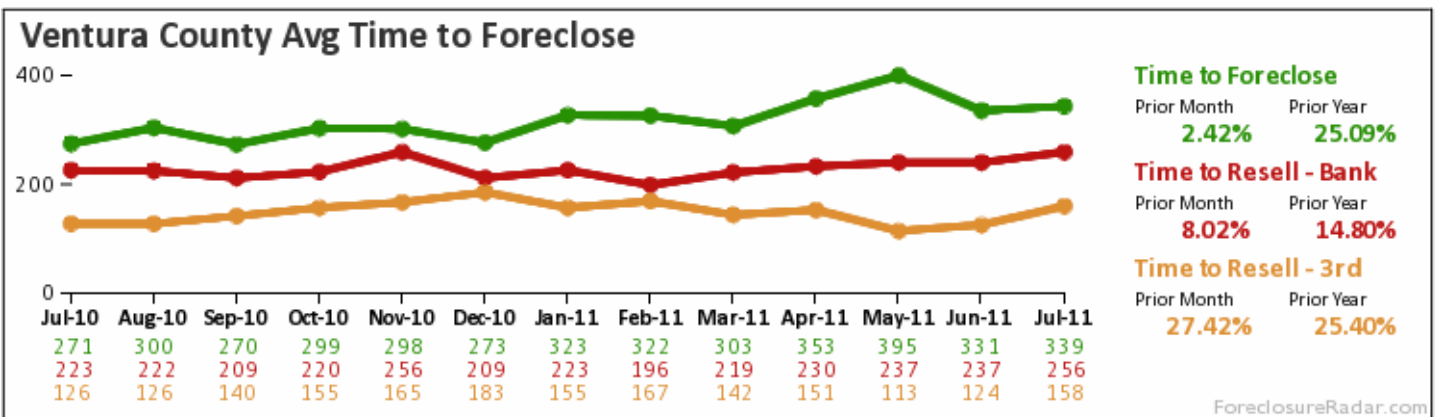
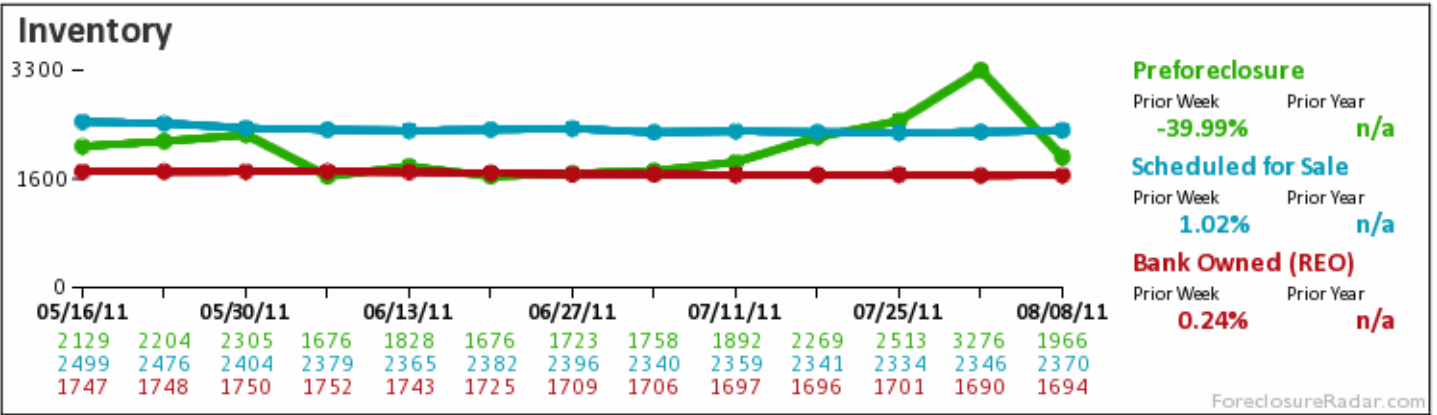


Presidio Real Estate Services Ventura County's Investment Property Specialists would like to introduce you to our monthly Ventura County foreclosure report. We have used this report internally to help our owners and investors manage risk and develop strategies. We have compiled select data provided by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

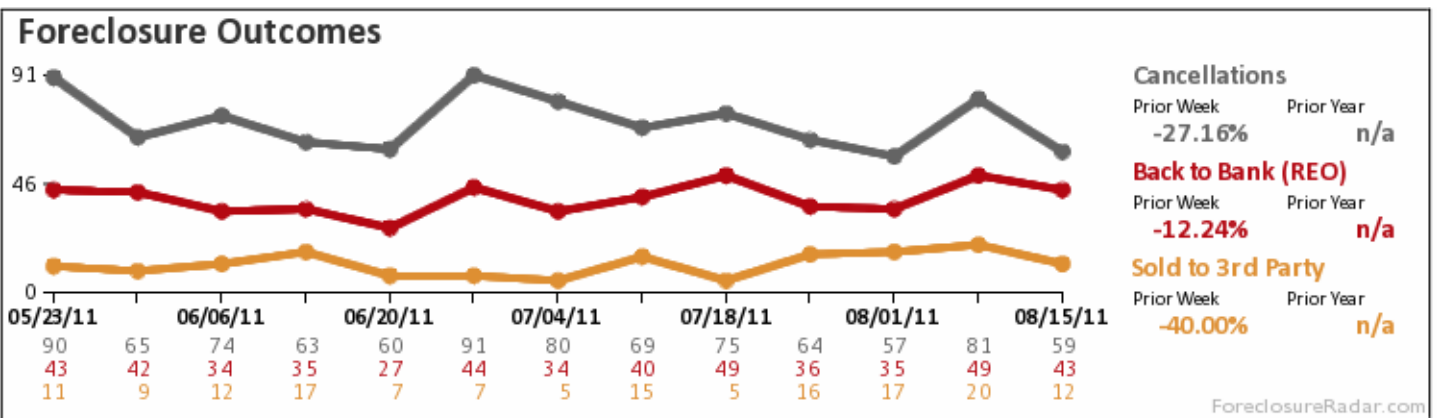


The chart below tracks the average time to foreclose from the time the notice of default was filed. In the past the lender could complete this process in about four months. New legislation has stretched this timeframe to six months. As the chart below indicates current timeframes are even longer.





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