



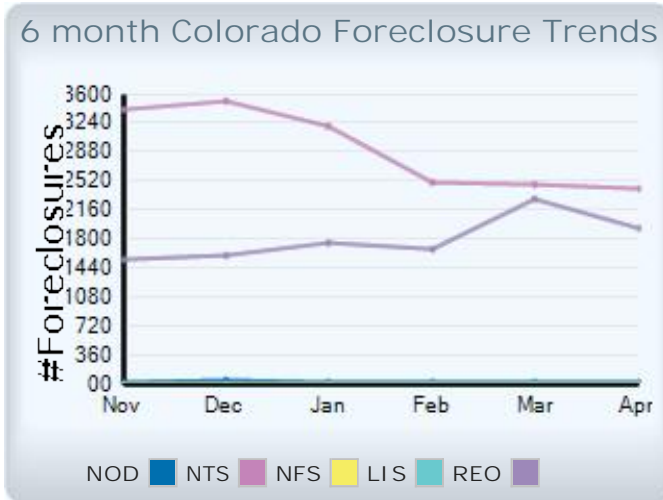
Mike Washington
P.O. Box 25235
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I am available to assist you in purchasing a foreclosure property or another property best suited to your needs. Buying or selling, I am here to act as your local real estate specialist.

Foreclosure Market Trends *Report*

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6 month Colorado Foreclosure Trends



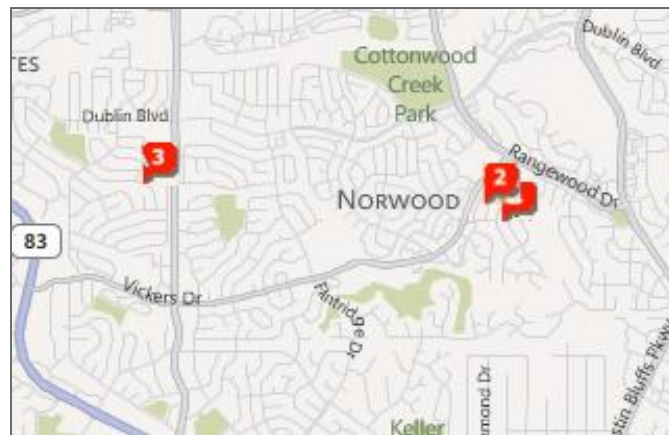
Colorado Foreclosure Activity Declines in May

Foreclosure filings — default notices, scheduled auctions and bank repossessions — were reported on 4,187 Colorado properties in May, a 4 percent decrease from April and 14 percent below the level reported for May 2010, according to the latest RealtyTrac® U.S. Foreclosure Market Report.

Foreclosure Activity Off 29 Percent for First Half of 2011

A total of 1,170,402 U.S. properties received foreclosure filings in the first half of 2011, a 25 percent decrease from the previous six months and a 29 percent decrease from the first half of 2010, according to the RealtyTrac U.S. Foreclosure Market Report. "It would be nice to report that foreclosure activity is dropping as a result of improvements in the economy or the housing market," said James J. Saccacio, chief executive officer of RealtyTrac. "Unfortunately, with unemployment rates inching back up, consumer confidence weak and home sales and prices continuing to languish, this doesn't appear to be the case."

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



1 Pre-Foreclosure

Treeledge Dr
Colorado Springs
CO, 80918

Amount
\$256,795
Beds/Bath
3/3
Sq. FT
2,340

Property Type	Address	Amount	Default	Sq. Ft.
2 Bank-Owned	Maroon Mesa Dr, Colorado Springs, CO 80918	\$324,900	N/A	2,964
3 Auction	Maroon Bells Ave, Colorado Springs, CO 80918	\$147,100	N/A	1,666

Auction Date: 11/2/11

Bank-Owned Buyer Survival Skills: Outwit, Outlast, Underbid

As a real estate investor specializing in low-end condominiums in Orange County, Calif., Lin He knows the value of doing his homework and relationship building. They are the two key factors that have given him a jump on his competition when it comes to buying bank-owned properties — either before or right after they are listed on the local multiple listing service. "Buying pre-listing REOs definitely is a viable strategy. In fact, it's my major property acquisition strategy for me," said He. "It takes time to develop a relationship with the REO agents. They need to be able to trust that

FORECLOSURE TRENDS : APRIL 2011

	NATL	CO	EL PASO CTY
NODs	31,684	17	1
NTSs	65,898	2,423	295
NFSs	20,406	0	0
LISs	31,738	0	0
REOs	69,532	1,939	240