



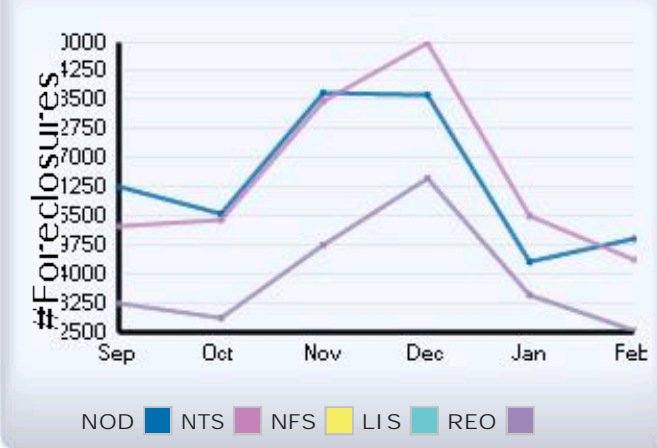
The Hartanov Team
Prudential Ca Realty
209 Avenida Del Mar, Suite 104
San Clemente, CA 92672

Our experienced team is available to assist you with a foreclosure property or another property best suited to your needs. Buying or selling, we are here to act as your local real estate specialist.

Foreclosure Market Trends *Report*

April 2010 Vol. 4, Issue 10

6 month California Foreclosure Trends



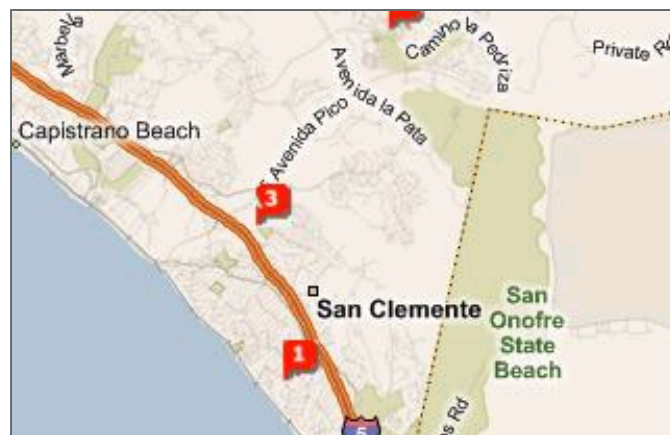
California Foreclosure Activity Rises in First Quarter

Foreclosure activity in California rose 5 percent during the first quarter of 2010, but was down more than 6 percent from the same period last year. In all, the state reported 216,263 properties with foreclosure filings during the quarter, maintaining its status as the nation's foreclosure leader for the 16th consecutive quarter. "After a 17 percent decline between the third and fourth quarter of 2009, foreclosures began moving up again in the first quarter of this year and were up significantly in March," said James J. Saccacio, chief executive officer of RealtyTrac.

Are We Headed For A New Real Estate Decline?

The federal government's tax credit for first-time homebuyers is now over and done, a program that largely ended April 30. The result is that a housing market that had begun to stabilize will now be set back as demand wanes, meaning that prices will soften. For buyers and investors the good news is that there will be less competition for short sales and foreclosures. The tax credit was worth as much as \$8,000 for first-time buyers who purchased before April 30, 2010. In addition, there was a provision giving a \$6,500 credit to home sellers.

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



1 Pre-Foreclosure

W Avenida De Los Lobos Marinos
San Clemente
CA, 92672

Market Value
\$640,000

Beds/Bath
2/2

Default Amount
\$N/A

Sq. FT

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Calle Altea, San Clemente, CA 92673	\$1,197,185	N/A	0
3 Auction	Calle Neblina, San Clemente, CA 92672	\$1,008,093	N/A	2,347

Auction Date: 5/11/10

	NATL	CA	ORANGE CTY
NODs	47,035	30,881	1,573
NTSs	86,595	26,591	1,493
NFSs	39,441	0	0
LISs	61,030	0	0
REOs	80,232	12,591	400

10 Real Estate Investing Tactics for 2010

Investing in real estate, like any other investment, should be approached cautiously and prudently. Wherever you invest, buyers should budget for monthly mortgage and principle payments, taxes, insurance, maintenance and unexpected repairs. According to several real estate experts, 2010 will be a good time to buy a foreclosure property as a home, an investment property or a vacation rental. Here are ten investing tactics that can help you build wealth and financial stability in the years ahead. 1. BUY SHORT SALES 2010 will be remembered as the year of the short sale.