



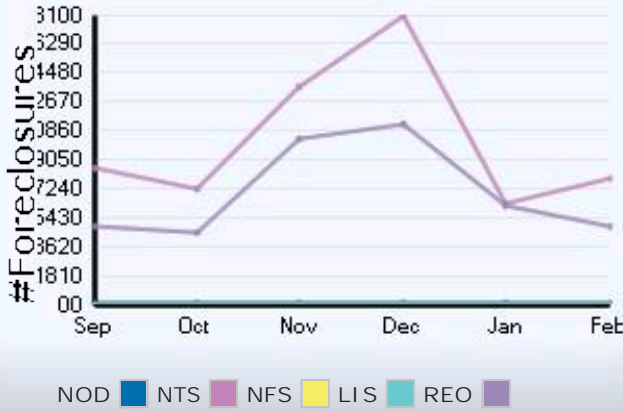
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I am available to assist you with any real estate in the South Padre/Port Isabel/Laguna Vista areas. Contact me for Bank REO (Owned) properties. Certified Foreclosure Specialist.

Foreclosure Market Trends *Report*

April 2010 Vol. 4, Issue 10

6 month Texas Foreclosure Trends



Texas Foreclosure Activity Rises in First Quarter

Foreclosure activity in Texas rose 22 percent during the first quarter of 2010 and was up 48 percent from the same period last year. In all, the state reported 37,354 properties with foreclosure filings during the quarter. "Foreclosure filings have continued to mount month-over-month in Texas this year, leaving the Lone Star State among the 10 worst affected states in the nation in terms of foreclosure activity," said James J. Saccacio, chief executive officer of RealtyTrac. "Unemployment within the state has hovered around 8 percent, though recent growth in the manufacturing, mining and logging sectors have some looking toward relief in the coming months."

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

Padre Blvd
South Padre Island
TX, 78597

Market Value
\$49,000

Beds/Bath
3/2

Default Amount
\$N/A

Sq. FT
1,336

Property Type	Address	Market Value	Default	Sq. Ft.

FORECLOSURE TRENDS : FEBRUARY 2010			
	NATL	TX	CAMERON CTY
NODs	47,035	15	0
NTSs	86,595	7,870	9
NFSs	39,441	0	0
LISs	61,030	0	0
REOs	80,232	4,908	84

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.