



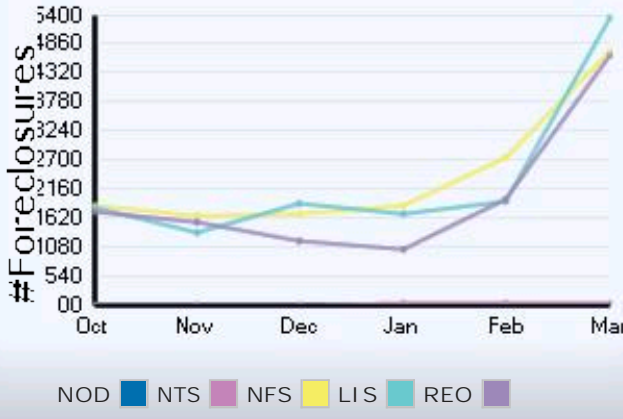
Diana Dunham  
#1 Jackson  
Anderson, IN 46016

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*

May 2009 Vol. 3, Issue 12

### 6 month Indiana Foreclosure Trends



### INDIANA FORECLOSURE ACTIVITY DOWN 2 PERCENT IN APRIL

Foreclosure filings were reported on 5,019 Indiana properties in April, a 2 percent decrease from the previous month, and 1 percent below the level reported for April 2008, according to the latest RealtyTrac<sup>®</sup> U.S. Foreclosure Market Report. "Foreclosure activity in Indiana slowed down slightly in April and remained lower than one year ago," said James J. Saccacio, chief executive officer of RealtyTrac. "This recent dip takes Indiana out of the top five worst-hit states for foreclosures, though both foreclosure and short-sale activity within the state still remains high."

### Time to Unleash Real Estate Investors

The distinction between investor-owned real estate and owner-occupied makes no sense, common or otherwise. When you see a boarded-up house you don't know if the property was foreclosed because someone lost a job, bought more than they could afford, was defrauded, got sick, had an accident or had a tenant who moved without notice. What you do know with absolute certainty is that the property is a neighborhood blight, that it reduces local property values and that its sale would benefit everyone. If we can get investors to purchase foreclosed homes then we ought to welcome such buyers and not drive them away.

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



#### 1 Pre-Foreclosure

W 13th St  
Anderson  
IN, 46016

Market Value  
N/A  
Beds/Bath  
4/1  
Default Amount  
\$N/A  
Sq. FT  
2,313

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Hendricks St, Anderson, IN 46016	\$21,250	N/A	1,280
3 Auction	Pitt St, Anderson, IN 46016	\$67,993	N/A	1,575

Auction Date: 7/17/09

	NATL	IN	MADISON CTY
NODs	211,107	0	0
NTSs	304,415	3	0
NFSs	95,530	4,703	85
LISs	170,633	5,326	195
REOs	209,750	4,643	167

### How the AIG Bailout Could be Driving More Foreclosures

The story of AIG seems to be never ending. It was a huge insurance firm with lots of profitable parts and apparently one part so unprofitable that it not only sank the company but it continues to threaten the entire economy. To date the government has poured \$170 billion into AIG relief. Whether some, all or any of that money will ever be returned to taxpayers is unknown. But "the government bailout of AIG has actually encouraged foreclosures because the taxpayers continue to fill AIG's coffers with enough cash to pay out insurance on defaulted home loans."