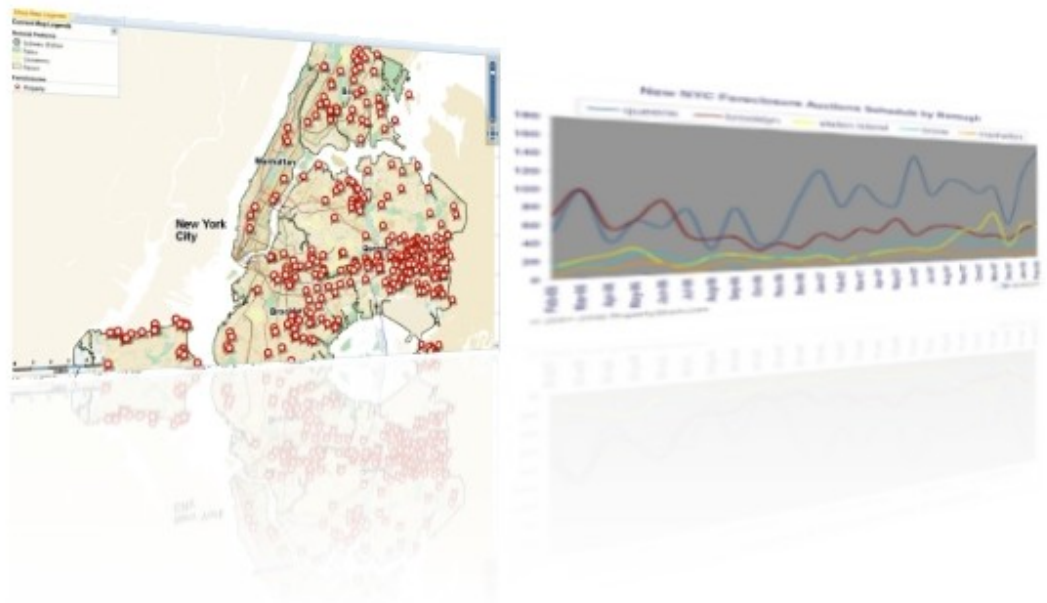


Foreclosure Report, April 2009



Covering:

Los Angeles, Miami, New York City, Seattle

PropertyShark.com provides real estate professionals and investors with comprehensive property information including owner name and phone number, building details, comparable sales, foreclosure listings, zoning, violations, maps, mailing lists, and photos. PropertyShark.com offers the transparency essential to evaluate real estate and make informed decisions. For a free basic account, visit www.PropertyShark.com.

In our monthly foreclosure report PropertyShark.com provides charts, tables, and metrics about residential foreclosures (also known as trustee sales) in four key metro areas (New York City, Los Angeles, Miami, and Seattle). This report includes numbers from the past two-years, with an emphasis on April 2009.

For the purposes of this report, a **"foreclosure" is defined as a property scheduled for auction for the first time during the stated period.** The report focuses on new foreclosures, so properties that have had previous auctions postponed, canceled, or delayed are not included.

Key Takeaways

- **Los Angeles had 3,622 new foreclosures in April 2009, which is 4% lower than in March 2009 (3,774) and 20% lower than April 2008 (4,546).**
- **In April 2009, new foreclosures in Miami totaled 993, increasing 9% since March 2009 (915), and 13% over April 2008 (882).**
- **New Foreclosures in New York City (263) saw an 18% decrease from March 2009 (320) and a 20% decrease from April 2008 (329).**
 - Queens' new foreclosures (172) recorded a 23% drop from March 2009 (222) and an 11% decrease from the April 2008 numbers (193).
 - Manhattan had 8 new foreclosures in April 2009, 47% less than in April 2008 (15).
- **There were 341 new foreclosures in Seattle for April 2009, which is up 70% from March 2009 (201) and 78% higher than April 2008 (192).**

Note: All data is aggregated from government records and legal notices, and is supplied as-is for informational purposes. It should not be used for purposes of making investment decisions. In this report, a "foreclosure" is defined as a property whose first foreclosure auction is scheduled during the period stated. The focus is on new foreclosures rather than properties that have had auctions canceled, delayed, or postponed. Lien amounts are not always known. PropertyShark.com is not liable for any losses or damages arising from or in any way related to this report, including, without limitation, any errors therein.

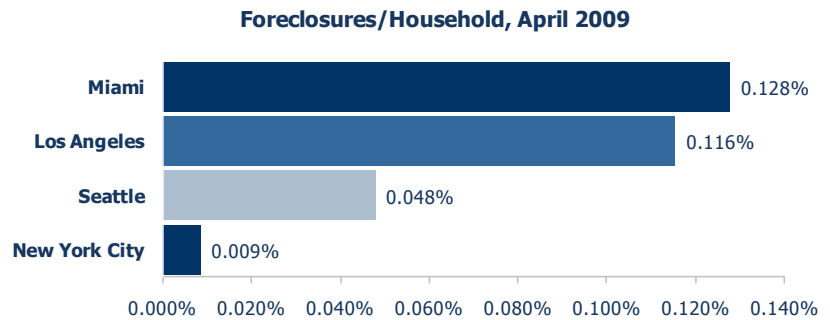
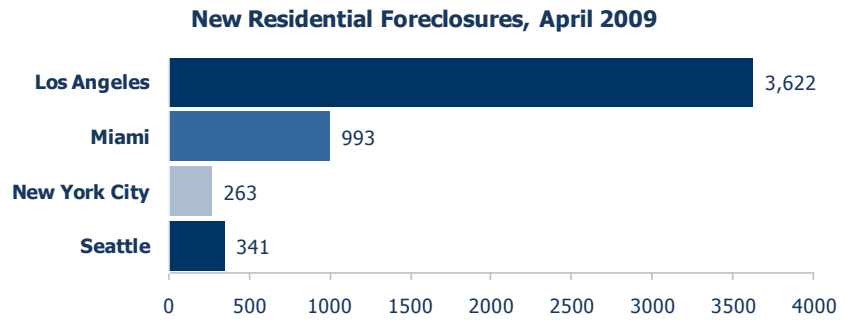
Four Region Comparison (Los Angeles, Miami, NYC, Seattle)

Comparison to March 2009

Compared to March 2009, new foreclosures were down 18% in New York City and down 4% in Los Angeles. Miami foreclosures were up 9% and Seattle saw a 70% increase over the same period.

Comparison to April 2008

New foreclosures were down 20% both in New York City and Los Angeles compared to April 2008. Miami foreclosures went up 13% and Seattle went up 78% over the same period.



	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	% Change Apr 2008
New York City	329	313	320	340	383	397	336	258	170	280	269	320	263	-20%
Seattle	192	161	186	199	185	139	171	123	26	106	294	201	341	78%
Los Angeles	4,546	5,311	4,653	5,984	4,913	4,866	2,425	3,706	5,108	2,618	2,870	3,774	3,622	-20%
Miami	882	882	913	1,099	994	445	861	679	750	1,188	858	915	993	13%

Foreclosures/Household

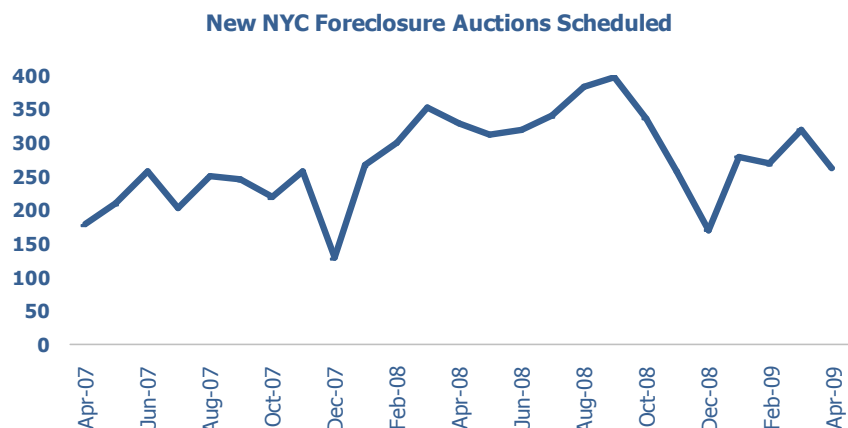
In April 2009 Miami had the highest rate of foreclosures per household, with one in every

782 homes scheduled for auction, followed by Los Angeles, with one in every 865 homes scheduled for auction. The lowest rate of foreclosure per household occurred in the five boroughs of New York City, with one in every 11,475 homes scheduled for auction.

New York City

New York City

With 263, new foreclosures in the five boroughs decreased 18% since March 2009 and were down 20% from April 2008.



NYC Overview by Borough

Queens continues to have the highest number of foreclosures among the five boroughs, although the 172 new foreclosures scheduled in April 2009 represent a 23% drop from March 2009 and an 11% decrease from April 2008 numbers.

Staten Island had 47 new foreclosures, which is 15% higher than in March 2009 and 4% higher than April 2008.

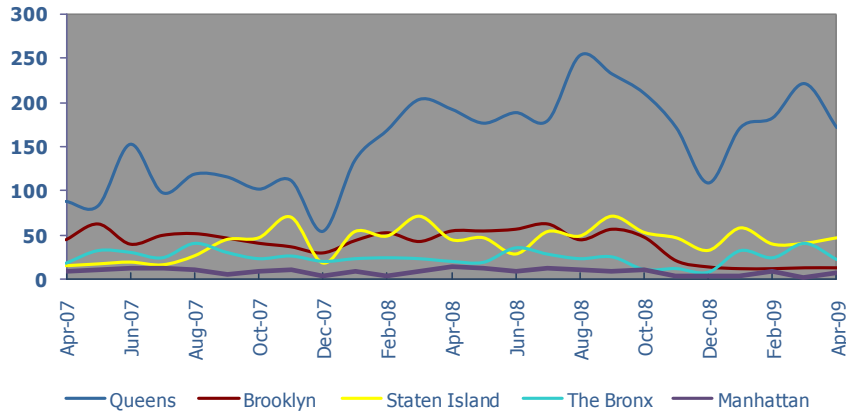
New foreclosures in the Bronx totaled 23, decreasing 44% from March 2009, but rising 10% over April 2008.

In Brooklyn, new foreclosures remained level in April 2009 compared to March 2009 and were down 76% from April 2008.

Building Type	New Foreclosures	Average Lien*	Total Lien*
Single Family	111	\$481,487	\$51,519,125
Two Families	104	\$413,430	\$41,343,015
Three or More Families	26	\$497,254	\$12,431,352
Coop	14	\$44,829	\$268,979
Condo	8	\$272,632	\$1,908,429
Total	263	\$438,656	\$107,470,900

*Lien owed when known

New NYC Foreclosure Auctions Scheduled by Borough



There were 8 new foreclosures in Manhattan in April 2009, 47% less than in April 2008.

Borough	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09
Queens	193	177	189	180	254	233	211	172	109	172	183	222	172
Staten Island	45	47	29	54	49	71	53	47	33	58	40	41	47
The Bronx	21	20	36	29	24	26	12	13	9	33	25	41	23
Brooklyn	55	55	57	63	45	57	48	21	14	12	12	13	13
Manhattan	15	14	9	14	11	10	12	5	5	5	9	3	8
NYC Total	329	313	320	340	383	397	336	258	170	280	269	320	263

Foreclosures/Household

Staten Island, with one in every 3,511 homes scheduled for auction, and Queens, with one in every 4,506 homes scheduled for auction, continue to have the highest rate of foreclosures per household among the five boroughs in April 2009. Manhattan had one in every 91,500 homes scheduled for auction in April 2009.

Borough	New Foreclosures	Households	Foreclosures/Household
Queens	172	775,000	0.022%
Staten Island	47	165,000	0.028%
Brooklyn	13	873,000	0.001%
The Bronx	23	473,000	0.005%
Manhattan	8	732,000	0.001%
Total	263	3,018,000	0.009%

Jamaica, South Jamaica, Hollis, St. Albans
Queens, NY 11412



Address: 188-25 Mangin Ave,
Loan Amount \$ 576,493
Sq. Ft.: 1,680

Top 15 zip codes in New York City for April 2009 Twelve of the 15 zip codes with the most foreclosure auctions were located in Queens. The three zip codes with the highest number of new foreclosures were in District 12 (Jamaica, South Jamaica, Hollis, St. Albans), District 10 (Howard Beach, Ozone Park, South Ozone Park) and District 14 (The Rockaways, Broad Channel) in Queens.

Zip Code	Neighborhood	Borough	New Foreclosures	Average lien*	Total Lien*
11434	Jamaica, South Jamaica, Hollis, St. Albans	Queens	16	\$362,907	\$5,443,618
11420	Howard Beach, Ozone Park, South Ozone Park	Queens	12	\$395,052	\$4,740,634
11691	The Rockaways, Broad Channel	Queens	11	\$442,852	\$4,428,526
10303	North Island	Staten Island	10	\$308,505	\$2,776,549
11369	Jackson Heights, East Elmhurst, North Corona	Queens	9	\$572,924	\$4,583,393
11413	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	9	\$443,083	\$3,987,748
11435	Jamaica, South Jamaica, Hollis, St. Albans	Queens	8	\$399,033	\$3,192,265
10466	Williamsbridge, Baychester, Woodlawn, Wakefield	Bronx	8	\$431,525	\$3,452,205
11417	Howard Beach, Ozone Park, South Ozone Park	Queens	7	\$477,951	\$2,867,710
11433	Jamaica, South Jamaica, Hollis, St. Albans	Queens	7	\$458,842	\$3,211,898
11416	Woodhaven, Richmond Hill, Kew Gardens	Queens	7	\$521,798	\$3,652,587
11422	Laurelton, Cambria Heights, Queens Village, Glen Oaks	Queens	7	\$526,262	\$3,683,835
11412	Jamaica, South Jamaica, Hollis, St. Albans	Queens	6	\$448,651	\$2,691,908
10301	North Island	Staten Island	6	\$317,153	\$1,902,923
11419	Howard Beach, Ozone Park, South Ozone Park	Queens	6	\$539,182	\$3,235,094

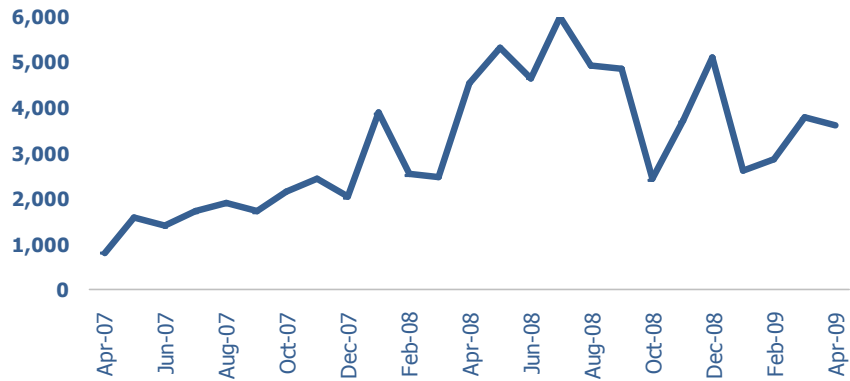
*Lien owed when known

Los Angeles

Los Angeles

There were 3,622 new foreclosures in Los Angeles in April 2009. This is 4% lower than in March 2009 (3,774) and 20% lower than in April 2008 (4,546).

New Foreclosure Auctions in Los Angeles



	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	Monthly Change
Los Angeles County	4,546	5,311	4,653	5,984	4,913	4,866	2,425	3,706	5,108	2,618	2,870	3,774	3,622	-4%

Top 15 Zip Codes in Los Angeles County for April 2009 The zip codes with the most new foreclosures in April 2009 are located in Palmdale, Lancaster and Norwalk.

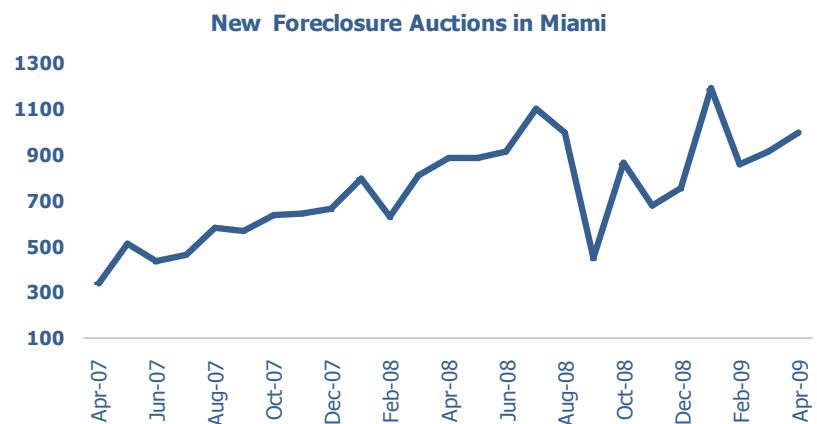
Zip Code	Community Name	New Trustee Sales	Average owed*
93550	Palmdale	117	\$258,895
93535	Lancaster	81	\$240,656
90650	Norwalk	76	\$392,714
91342	Sylmar	65	\$415,084
91331	Pacoima	65	\$381,320
90805	Long Beach	60	\$386,903
90220	Compton	53	\$329,221
93552	Palmdale	50	\$276,873
91706	Baldwin Park	47	\$314,669
90280	South Gate	46	\$377,847
93534	Lancaster	44	\$245,539
90011	Los Angeles	43	\$377,546
91335	Lancaster	42	\$426,971
91402	Los Angeles	42	\$352,870
90044	Los Angeles	39	\$372,232

*Lien owed when known

Miami

Miami-Dade

In April 2009, new foreclosures in Miami went up 9% from March 2009 (915), and increased 13% over April 2008 (882).



	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	Monthly Change
Miami-Dade	882	882	913	1,099	994	445	861	679	750	1,188	858	915	993	9%

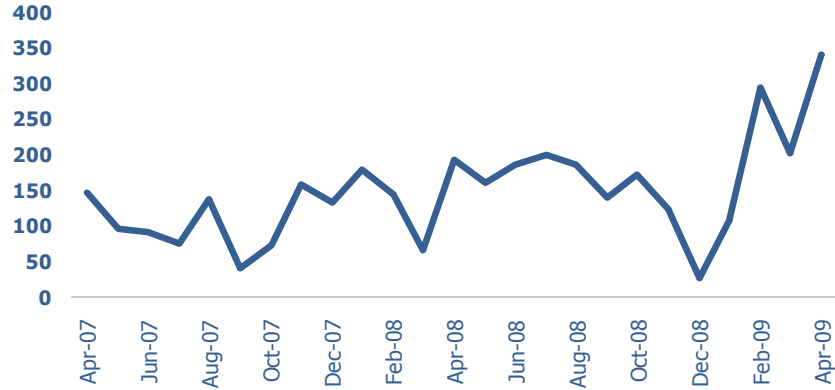
Top 10 zip codes in Miami for April 2009

Zip Code	Neighborhood	New Foreclosures
33177	Miami, Perrine, Quail Heights, Country Lakes	39
33032	Homestead	33
33160	North Miami Beach	32
33016	Hialeah	30
33033	Homestead, Leisure City, Naranja	30
33193	Miami	26
33015	Hialeah, Miami Gardens, Miami Lakes	26
33157	East Perrine	25
33147	Miami	23
33131	Miami	22

Seattle

Seattle There were 341 new foreclosures in Seattle in April 2009. This is up 70% from March 2009, and up 78% from April 2008.

New Foreclosure Auctions in Seattle



	Apr -08	May -08	Jun -08	Jul -08	Aug -08	Sep -08	Oct -08	Nov -08	Dec -08	Jan -09	Feb -09	Mar -09	Apr -09	Monthly Change
Seattle	192	161	186	199	185	139	171	123	26	106	294	201	341	70%

Top 10 zip codes in Seattle for April 2009

Zip Code	Neighborhood	New Foreclosures	Average owed*
98118	Columbia	16	\$61,921
98178	King County	14	\$54,095
98001	Algona, Auburn, Federal Way	14	\$48,727
98042	Covington, Kent, Lake Sawyer	14	\$33,726
98003	King County	13	\$90,985
98058	Renton	11	\$93,622
98168	Burien, Seatac, Seattle, Tukwila	11	\$30,456
98055	Seattle	10	\$13,356
98023	Auburn	10	\$57,988
98092	King County	9	\$49,300

*Lien owed when known