

## ForeclosureRadar.com Government Tutorial:

# Monitor foreclosure activity to understand the impact of foreclosures on budgets and the community

ForeclosureRadar makes it easy to analyze foreclosure trends and their impact on the community. This tutorial guides you through the steps to create foreclosure charts and reports, print or export the results, and dig deeper into property details for more insight.

### Use ForeclosureRadar to:

- Discover foreclosure trends
- Generate foreclosure reports based on over 60 search criteria
- Dive deeper to understand the trends between purchase price, outstanding debt and current value

The Analyze Foreclosure Trends option is one good way to understand the impact of foreclosures on the community and on budgets.

### To create a foreclosure trends chart:

1. Select Analyze Foreclosure Trends on the main menu.
2. Click the New Chart Button.
3. Follow the steps.

You can see trends in your zip code, city, county or state by year built, square feet, market value and other categories. With this information you discover the rate of foreclosure in your area and the types of properties most affected by foreclosure.

You can combine multiple charts to create a report that provides a picture of your community.

### To create a foreclosure trends report:

1. Select Analyze Foreclosure Trends on the main menu.
2. Click the New Report Button.
3. Drag charts and other elements from the left column to the right.

4. Click the Finish button.

Once saved, Charts and Reports are automatically updated with the latest information so you can simply re-open them to see the latest trends.

You can also use over 60 search criteria to generate a wide variety of reports using Search Foreclosures. For example, you can create a report that includes every property that sold back to the bank in the last year. Be sure to include historical records since you're going back beyond 120 days.

## To create a list of properties that match your target area:

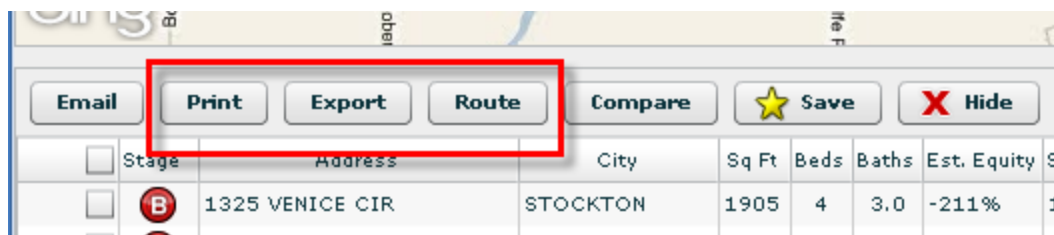
1. On the main menu, select Search Foreclosure.
2. Enter one or more cities or zip codes. Alternatively you can use any of the 60+ More Search Options to match specific neighborhoods, property types, or price ranges.
3. Click the Search button.

You can customize the results to include the opening and winning bids and print a report or export the list to a CSV file for further analysis in a spreadsheet.

## To chose the columns shown in the list view:

1. In the List View toolbar, click the Customize button.
2. Select the fields you want to include and clear the fields you don't want to see.
3. Click the OK button.

Once you have identified a list of properties you can Print the list, Export it for analysis in Microsoft Excel, or even create an optimized Route for doing a tour of impacted properties.



You can also dig deeper into individual properties to see the relationship between purchase price, debt and estimated current value.

In the Value & Equity panel you see the estimated value of the property vs. the debt on the property.

Value & Equity (Estimated)		<a href="#">DISCLAIMER</a>
Value	\$170,051	(10/07/09)
Loans	\$248,400	146%
Equity:	-\$78,349	-46%
Est. Rent	\$646/mo	
Cap Rate	4.56%	

In the Transaction History details you see what the owner paid for the property. All of this information is useful for understanding the foreclosure impact on the community, the impact on property taxes, and therefore the effect on budgets.

Transaction History Details						<span>✕</span>	
2434 E FOX GLEN AVE						<input checked="" type="checkbox"/> Show earlier transactions	<a href="#">DISCLAIMER</a>
Type	#	Document	Party	Name	Amount		
Transfer		10/07/02	Seller	HANAMAIKAI,ROYCE & KRISTEN	\$0		
		175803	Buyer	HAN,BERNADETTE			
Transfer		01/13/05	Seller	HAN,BERNADETTE	\$291,000		
		8732	Buyer	SIRVA RELOCATION LLC			
Transfer		01/13/05	Seller	SIRVA RELOCATION LLC	\$291,000		
		8733	Buyer	JONES,TIMOTHY			
Loan	?	01/13/05	Borrower	JONES,TIMOTHY	\$276,450		
		8734	Lender	NEW CENTURY MORTGAGE			
Loan	1st	02/05/07	Borrower	JONES,TIMOTHY	\$262,400		
		22849	Lender	HOMECOMINGS FINANCIAL			
- <a href="#">NOD</a>		10/07/09	Borrower	TIMOTHY JONES	\$9,023		
- <a href="#">NTS</a>		139568	Trustee	CALIFORNIA RECONVEYANCE CO	\$296,631		
		01/11/10	Borrower	TIMOTHY JONES			
Loan	2nd	02/05/07	Borrower	JONES,TIMOTHY	\$32,800		
		22850	Lender	HOMECOMINGS FINANCIAL			
Trustees Deed		02/17/10	Grantor	CALIFORNIA RECONVEYANCE CO	\$0		
		20868	Grantee	WOLF,STEPHEN C			

Use ForeclosureRadar to work smarter, not harder, by monitoring foreclosure activity to understand impact of foreclosures on budgets and the community.