

THE ILS TIMES

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Announcements

ILS GOES NATIONAL !!!

We now have the capability of loaning across the U.S. (metropolitan areas and cities with 200,000+ population)!

So if you have a deal out-of-town or out-of-state, give us a call – we'd love to help you purchase that property!!!

CALL US FOR MORE DETAILS!!!

LOOKING FOR INVESTMENT PROPERTY ???

Check out our website! Soon properties will be posted on-line for your convenience. Let us find you a house AND fund the deal!

Go to www.investorlendingservices.com for more info.

MAKE PAYMENTS ONLINE SOON !!!

We are just few weeks away from being able to take Application and/or Property Analysis fee payments on-line via our website. Avoid the mailing/drop off hassle!!!

DON'T FORGET OUR "QUICKTURN" LOAN !!!

Have you contracted to purchase and sell a property but, for whatever reason, need to close on the property? Have you contracted to buy a property that will be quickly refinanced into a long-term loan property but must close quickly on the house first?

We Can Save You \$\$\$

We have a new 60 day loan program tailored to fit the scenarios above – with LOWER rates and fees! Log on to our website or call us for more information.

3RD THURSDAY EVENING SEMINAR !!!

On Thursday, September 21st, at 6:00pm, we are hosting a seminar that will go into detail about some of ILS' new loan programs designed to SAVE YOU MONEY and will be providing a free fajita dinner!

UPDATE! Thursday's meeting is FULL! A second night has been added, Wednesday, September 27th, at 6:00pm, and there are a few seats left. RSVP karinfowlerils@aol.com.

**As Always, Free To The Public
Limited Seating/RSVPs Mandatory**

News You Can Use

TEXAS HOME SALES RISE, 28 STATES POST DECLINE

WASHINGTON, D.C. (Realtor.org) – Texas home sales were up 11.3 percent during the spring — third highest in the nation. But in 28 states and the District of Columbia, sales declined.

Existing home sales, including single-family and condo, were down in the second quarter. This contrasts with a record set in the same period last year. Twenty states showed increases in sales activity from a year ago. For the quarter, existing home sales showed a seasonally adjusted annual rate of 6.69 million units, down 7 percent from the 7.19 million a year earlier.

TEXAS MEDIAN HOME PRICE UP, INVENTORIES DOWN

COLLEGE STATION (Real Estate Center) – Fort Bend reported a \$182,000 median. Austin's was third highest at \$174,800. Montgomery County reported \$173,400, Dallas \$167,700, Denton County \$166,900, Northeast Tarrant County \$165,900 and Galveston \$163,800. Nacogdoches reported a July median of \$144,000, up 115 percent from the \$67,000 median posted in July 2005. Other Texas cities with double-digit July-to-July price increases were Lufkin (20 percent), El Paso (17 percent), Amarillo (16 percent), Beaumont and Longview-Marshall and Odessa-Midland (15 percent), Collin County (11 percent) and Port Arthur (10 percent).

At the end of July, Texas MLSs reported an average of 5.3 months inventory of unsold existing homes at the current sales rate. That is down 5 percent from July 2005. However, it is still less than the 6.5 months inventory the Real Estate Center considers a "balanced" market. As long as inventories are less than 6.5 months, Chief Economist Mark Dotzour said appreciation will continue moving higher.

The Galveston MLS reports the highest inventory of unsold existing homes in the state — 13.5 months. Austin has the lowest at 3.8 months.

HOUSING SALES SIZZLE SLOWS

WASHINGTON (U.S. Census Bureau News) – Sales of new one-family houses in July 2006 were at a seasonally adjusted annual rate of 1,072,000, according to estimates released jointly this week by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 4.3 percent below the revised June rate of 1,120,000 and is 21.6 percent less than the July 2005 estimate of 1,367,000.

The median sales price of new houses sold in July 2006 was \$230,000; the average sales price was \$293,500. The seasonally adjusted estimate of new houses for sale at the end of July was 568,000. This represents a supply of 6.5 months at the current sales rate.

LATINO BUYING POWER RISING

DALLAS (Selig Center for Economic Growth/New York Times News Service) - Hispanic and black buying power are each projected to account for \$800 billion - 8.4 percent of total buying power - in 2006. Hispanic buying power is project to hit \$863.1 billion in 2007.

The report notes that Hispanics are more geographically concentrated than non-Hispanics or African-Americans. California accounts for 27 percent of Hispanic buying power, and Texas claims 18 percent.

Meanwhile, a recent report from Harvard University's Joint Center for Housing Studies notes that homeownership rates among Asian-Americans and Hispanics continue to lag the rate of non-Hispanic white Americans. While the overall American homeownership rate is 69.8 percent, the ownership rate for among all minorities is just more than 50 percent.

The Harvard report notes, however, that homeownership among both Hispanics and Asian-Americans jumped by nearly 10 percentage points from 1995 through 2005 as both groups grew more affluent.

HOUSTON CONTINUES STREAK

HOUSTON (bizjournals.com) – For the second month in a row, Houston's overall single-family housing market in June reached all-time highs in most categories. According to statistics released by the Houston Association of Realtors (HAR) Multiple Listing Service (MLS), the median home price reached \$156,000 last month, a 7.2 percent increase over May. The average price in June increased 10.4 percent to \$213,600, a \$13,000 increase over May.

Total property sales for the month totaled 9,166, a 14.1 percent increase over June 2005 and the 29th consecutive month in which sales have been higher than the same month the previous year. Properties sold during the month totaled nearly \$1.9 billion, a 26.2 percent increase compared with nearly \$1.5 billion in June 2005 sales.

June marked the 20th consecutive decline in year-over-year inventory figures showing demand is keeping up with supply, with inventory for June at 5.4 months.

SODUKO

				1			8	
	7			6		4		
		9		3		2		
	5				7			3
	6						1	
8					9		5	
		2		4		9		
		5		7			4	
	3			9				

What is Sudoku? The Sudoku puzzle is a Japanese logic game which entered the western world during the last few years and is gaining popularity very fast.

What makes Sudoku fun? The Sudoku puzzle can be anything from ridiculously easy to fiendishly difficult. It's a puzzle which comprises only of numbers - digits 1 to 9. You have no need for math knowledge – just solve it with reasoning and logic.

What are the rules? Fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9.

Still unsure? Go to: www.sudoku.org/sudoku-tutorial.php for more information on how to play.