

## American Properties Fund - Real Estate Investment Conference

*Real estate investment conference featuring speakers from American Properties Fund, Data At Work, Central Pacific HomeLoans, OREXCO 1031 Exchange and Old Republic Title and Escrow*

Los Angeles (Yahoo News) May 11, 2009 -- Last week American Properties Fund sponsored a real estate investment conference hosted at Waialae Country Club in Honolulu, Hawaii. The invitation only event provided market insights for active real estate investors with topics covering 1031 revised regulations, financing and statistical reviews of the national investment markets. The event included speakers from American Properties Fund, Data At Work, Central Pacific HomeLoans, OREXCO 1031 Exchange and Old Republic Title and Escrow.



American Properties Fund Managing Director Patrick O'Neill reviewed the capital markets of New York, Florida, Phoenix, Las Vegas and Southern California. According to O'Neill "the market conditions across the US are providing opportunities never before seen". O'Neill outlined several property acquisitions in Orange County with discounts of 65%-70% and net cash flows over 8%. "Specific markets in Southern California have the perfect storm for investors with substantial discounts, strong cash flow and low vacancy rates," according to O'Neill.

Addressing the current state of financing for investors, Jon Whittington Executive Vice President Retail Division at Central Pacific HomeLoans stated "the criteria and qualifications for investor financing are changing rapidly. Financing options are certainly available for qualified investors and the rates are at historical lows." According to Whittington, the criteria for secondary market project approval of new condominiums has tightened "FNMA and FHLMC have increased the minimum presale level to 70% for project approval of new build condominiums. This compares to the previous level of 51% a few months ago. Of course this could all change tomorrow as investors and lenders continually revisit their risk profiles."



Trisha Yee Senior Vice President at Old Republic Escrow and Title stated that "the compliance issues affecting 1031 exchanges, escrow and title are as dynamic as the market itself. We are receiving updates to rules and regulations on a weekly basis". Tara Ornellas, Assistant Vice President of OREXCO 1031 Exchange outlined specific changes to the 1031 regulations "IRC Section 121 now allows a taxpayer selling a principle residence to exclude \$250,000 of gain from taxation as long as they have lived in the residence for two out of the preceding five years. The excluded gain for a married taxpayer is \$500,000 when filing jointly".

Ricky Cassidy CEO of Data at Work profiled the national real estate and economic trends. According to Cassidy "these are extremely dynamic markets as manifested by substantial movements across and within all major real estate sectors. We track the various components that affect real estate markets like population trends, job growth, building permits, affordability and liquidity. As an economist, this is one of the most interesting periods for pricing I have ever seen and this translates into unique opportunities for well informed investors."



Looking to the future O'Neill stated "It appears likely that the US economy will continue to correct this year and the likely affect of the stimulus packages will be increased future inflation rates. Traditionally real estate investment during these periods is the best hedge position." When pressed for specific predictions O'Neill responded "as the famous Yoga Bera said 'predictions are tough, especially about the future' but I think it is reasonable to say that real estate acquisitions at the current discounts are a safe bet".

American Properties Fund is sponsoring a series of investment conferences in the US. For details of future events contact American Properties Fund at [www.ampfund.com](http://www.ampfund.com) or toll free 877-327-2863.