



From the Desk of H. Lee Goldblatt

HAPPY HOLIDAYS. I know these are difficult times for our construction clients. Be thankful for your family, friends, good health, Arizona weather and particularly this year when our state is under so much financial stress. I am happy for the great team at RCS.

The U.S. recession is easing, but prospects for a quick construction recovery remain poor. At the national level, expansion is just now getting underway. We expect U.S. output to grow by more than 2% during the current quarter, but job losses will continue into the first part of 2010. And, while overall credit conditions have improved, commercial lending is still being affected by the weak economic outlook and the hangover from past excesses. For the southwest, this means that commercial and resort development will continue to suffer for some time. The downturn in residential permitting has actually deepened, and we will not see any marked improvement until home prices bottom out in 2011.



HAPPY HOLIDAYS FROM OUR STAFF

For Collections, Please visit: www.rapidcollections.com
For Construction Notices: www.rcslien.com
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ARIZONA FORECAST

Forecasts by the *Greater Phoenix Blue Chip* real estate consensus panel show that perceptions of the metro real estate market continued to deteriorate in the third quarter of 2009. Projections for residential development are less optimistic than for second quarter, but even so, this sector is on its way to becoming a positive force in the economy. On the other hand, the commercial sector is sliding toward a hole.

According to Elliott D. Pollack (AZ economist): "Unfortunately, it appears a high percentage of resales have been purchased by investors," says Pollack. "Up to 40 percent of homes purchased in August, for example, were bought by 'absentee owners,' meaning many of them are likely to go back on the market in the next two years. While I do believe Phoenix will grow again, we could easily have to wait until 2013 or 2014."

PROTECT YOUR BUSINESS FOR THE HOLIDAYS

Lessen Your Risk: By doing a preliminary notice, you assure that you retain rights to lien the owner's property if you don't get paid.

Get Paid Faster: Who do you think will get paid faster? The contractor who sends a preliminary notice or the one that doesn't?

COLLECTION AGENCY PLACEMENT

This is the time of the year to place your past due receivable for collections. Businesses are doing 80% of their yearly sales RIGHT NOW! By placing your accounts before the holidays, you're taking advantage of the retail sales market.

WE PROVIDE:

- PRELIMINARY NOTICES
- MECHANIC'S LIEN
- STOP NOTICES

FULL SERVICE COLLECTION AGENCY
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