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Jobs Article Published for Annual Convention of Chinese Real Estate Chamber of Commerce



投资美国商业、住宅市场正当时

金龙投资公司所有人/经纪人 海伦·乔布斯

9月10日，中国投资者与中国房地产企业代表团造访美国。这次活动为两国房地产专业人士互相学习迈出了第一步，双方交流的内容已经超出了房地产领域，为发展两国全面文化交流提供了重要机会。希望这只是中美双方互相学习的开始，在未来的日子里双方能够在经济资讯，商业房地产资讯和互访方面有更多的交流。

目前美国商业房地产市场处于下滑状态。一些地区成为金融危机影响的灾区，如加州，拉斯维加斯和佛罗里达，这些地区价值缩水50%。德克萨斯州据说受受影响最轻的地区。但是美国国家经济的整体状况影响全国，没有一个城市，也没有一个州能够幸免。奥斯汀是第一个复苏的城市，然而市场仍然处于下滑状态并且会持续几个季度。这意味着我们目前的处境最为有利，是投资商业地产的时候。

当前，由于银行在贷款到期的时候继续发放贷款（即使所持资产非所值），所以市场处于停滞状态，商业抵押担保服务正在扩展。不良资产会偶然出现，但是数量已经不多。由于资本比率需要维持，商业抵押担保服务提供商宁愿持有资产并扩大业务，等待市场回暖，所以银行不会

Mortgage rates inch up in U.S., TX

(Austin Business Journal) – 12/14/2009

Home loan rates inched up in Texas and nationwide in the past week, according to average rates quoted on Zillow Mortgage Marketplace for 30-year fixed mortgages.

Texas reported the lowest average quote rate at 4.64 percent, which was an increase of 6 basis points from the week ending Dec. 6 to the week ending Dec. 13. Nationally, the rate climbed by 5 points to 4.72 percent during the same period, according to the real estate Web site.

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Austin City Council approves hotel despite planning commission concerns

(Austin Business Journal) – 12/14/2009

Austin City Council members approved a planned downtown hotel without public discussion Thursday, which came as a stark difference to a divided planning commission vote weeks before.

Developers of the 250-room hotel at West Fifth and Colorado streets are striving for Leadership in Energy and Environmental Design silver certification or a two-star Austin Energy Green Building Rating, according to a city briefing.

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Austin Community College adds 100 jobs, new Round Rock campus

(Austin Business Journal) – 12/14/2009

The Austin Community College District is adding more than 100 full-time staff positions to keep up with enrollment increases, at the same time as the school approaches the fall opening of its Round Rock campus.

"This new hiring reflects ACC's commitment to expanding our faculty and staff base as enrollment increases," ACC President and CEO Dr. Stephen B. Kinslow said. "We want to ensure all students have access to the same high-quality education and support services as ACC grows."

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Military center near Austin-Bergstrom International Airport a go Work proceeds on huge \$40M facility

(Austin Business Journal) – 12/14/2009

A massive government project planned near Austin-Bergstrom International Airport that was delayed several years ago is back on track.

The Armed Forces Guard and Reserve Center at ABIA, a \$40 million project, is planned to span about 250,000 square feet on General Aviation Avenue and act as a second phase to an existing aviation support facility. The bulk of the new project will be a joint reserve facility serving multiple military branches, including Army Reserves, the Texas State Guard and the Marines. Those branches will use the center to muster and train, said Scott Francis, a principal with engineering firm Jaster-Quintanilla, the structural engineer for the project. The center will also include a vehicle maintenance facility and storage building.

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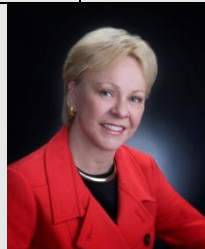
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