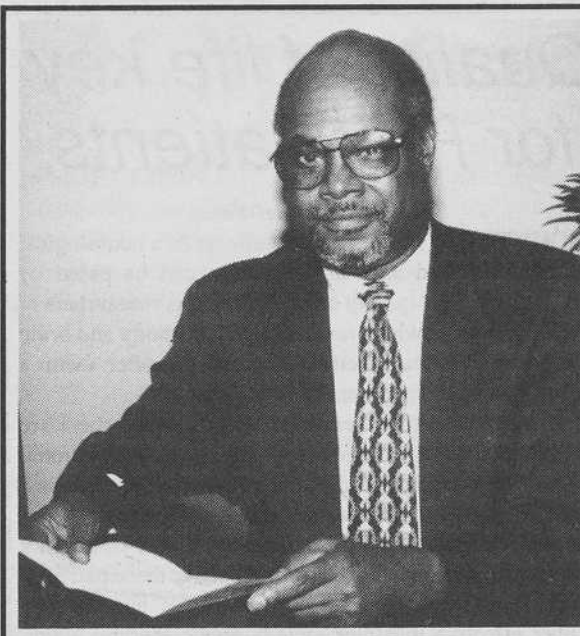


BUSINESS



Ramon Boatwright, local computer professional to host radio talk show

Ramon Boatwright, partner B&B Associates, a Las Vegas Computer Consulting firm has been slated to host Las Vegas' newest computer talk show.

Mr. Boatwright "The Computer Doctor" will oversee the format and content of the computer talk, "B&B Com," will feature interviews of local computer professionals as well as computer professionals nation wide. The show promises to be informative as well as address computer problems encountered at home and provide business computer solutions.

Along with live call in talk, "The Doctor" has set up a special E-mail address, baudbcom@vegas.quik.com, for the listening public to E-mail questions and comments to be aired and addressed the following show. "I hope the show will bring to Las Vegas an alternative to the everyday computer informercial talk radio format currently offered."

B&B Com will air every Thursday on KLAS 1230 AM 8-9 p.m.

Real Estate Perspective

By Loretta Arrington



Flex 97: New mortgage with 100 percent financing

Special to Sentinel-Voice

Fannie Mae, the giant in the mortgage financing business is experimenting with a new mortgage program called "Flex 97."

The way this experimental mortgage works is you get a first mortgage for 97 percent of the purchase price of a home. You borrow the remaining 3 percent from somewhere else, such as a relative, home equity account or even from your credit card(s). The borrower cannot receive a gift from any party involved in the real estate transaction.

The Flex 97 loans are available only in a few places in a market test that started last spring. According to Fannie Mae, they are looking to expand over the course of the year. This mortgage seems to help meet the needs of those who have little money saved for a down payment.

The loans won't be available to people with bad credit records, such as late payments, slow payments, defaults, bankruptcies. Lenders aren't likely to take a 100 percent chance on people who have fallen behind or failed to repay debt in the past.

However, this is good news for the millions of people with good credit records who want to buy a house but can't accumulate enough money for a down payment and closing costs.

The Flex 97 concept is likely to spread if Fannie Mae continues to push the idea. If you're interested in such a mortgage, call a local lender and ask them to let you know when and if they plan to offer this mortgage at their institution, or contact the Fannie Mae Office for additional information.

As always, please contact a professional for all your real estate needs or write to me c/o Real Estate Perspective, Las Vegas Sentinel-Voice Newspaper, 900 East Charleston, Las Vegas, Nevada 89104.

Loretta Arrington, owner/broker, Arrington & Associates Realty Company.

Why October 1997 isn't like October 1987

Special to Sentinel-Voice

Anyone who was investing in 1987 probably remembers Oct. 19 of that year. It is often referred to as "The Crash."

On that day the Dow Jones Industrial average fell 508 points to post its biggest single drop after reaching all-time highs.

As we approach the 10-year anniversary of that dark day, you may be wondering about the likelihood of a recurrence anytime soon. But the current market environment suggests a brighter outlook. Here's why:

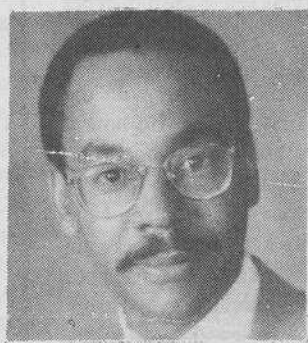
• **A healthier economy for stocks.** In 1987, the economy's fundamentals had a much different look than they do now.

For instance, the value of the dollar had suffered a three-year decline versus other major currencies, such as the German Mark and the Japanese Yen. Interest rates, as measured on the 30-year treasury bond, had risen near 10 percent. Consumer Price Index (CPI) levels, which serve as the primary inflation indicator, had quadrupled that year to around 4.4 percent.

Amid all these economic concerns, Alan Greenspan had just taken over as Federal Reserve chairman and had to inherit an overheating

Financial Report

By Fred T. Snyder



economy. Shortly after coming onto the scene, Greenspan had to make several interest-rate increases to slow down the economy's too-fast pace.

Today, many financial experts believe the current economic fundamentals have created a favorable foundation for the stock market's continued growth potential.

The dollar's value has been on the rise overall versus other currencies. Inflation has been running at a more modest 2.2 percent, based on CPI levels. And the economy has enjoyed a seven-year run of continuous Gross Domestic Product (GDP) growth, with minimal interruptions (i.e. interest rate increases) from the Fed over the last three years.

• **Friendlier political environment.** The market was demoralized in 1987 by

proposed legislation to lessen tax incentives for leveraged buyouts and the threat of a currency war with West Germany. In today's political environment, many economists feel our current government has no plans to take any actions that would threaten our economic and, therefore, our financial environments.

• **Lower bond yields.** The stock market battled with the bond market in 1987 to lure investor dollars toward stocks. As mentioned earlier, yields on the 30-year treasury bond (also referred to as the "long bond") at that time were approaching 10 percent, which attracted both conservative and aggressive investors alike. Recently, however, long bond yields are hovering around (6.2 percent). This shift in the

financial markets has generally made it easier for investors to look to stocks as long-term growth investments and to bonds as lower-risk, lower-income investments.

• **Ongoing stock gains.** As the total returns of bond opportunities have become less competitive versus those of the stock market, stocks have made sizable gains over the past several years.

The New York Times noted the Dow Jones Industrial average posted gains of 33 percent and 26 percent in 1995 and 1996 respectively.

While past performance cannot guarantee future results, it's also interesting to note the Dow has averaged a 14.2 percent annual compounded gain over the past 15 years, which includes the results of the '87 crash.

Nobody can guarantee what the next 10 years will bring to the stock market. So, instead of worrying about the daily or weekly market fluctuations, you should concentrate on your investment basics, such as your horizon, risk tolerance and investment objectives.

These simple steps can help you walk more easily down the road toward financial success.

Solving world problems: A career opportunity

By Thomas S. Watson, Jr.
Special to Sentinel-Voice

In a discussion with the leaders of some large companies, one of them expressed frustration with political talk about world shortages. He acknowledged that there are people who don't have food, clothes, shelter and adequate health care. But he said that it is not because those things are in short supply.

There are people who are unemployed but it's not because jobs are not available. It is because of the people and the services; the people and the opportunities are in different places.

One of the best ways of making life better for the 5.5 billion people on the earth is to put people and opportunities together.

Third world people are in positions of power and need everywhere on earth. It is time for us to stop thinking in terms of sovereign nations; to stop thinking in terms of cultures or ethnicity or religions — thoughts that pull us apart. We must begin using our vision and skills to connect people with the available services and opportunities. These are career and business

opportunities which many of us are overlooking. How do we connect people to services and opportunities without destroying nations and today's progress? Cultural flexibility.

Cultural flexibility is the mental habit of looking past superficial differences between yourself and finding substance in the person. Having found it, you demonstrate your respect for that core personal element. Having demonstrated respect, you then reveal to them something about yourself that they will respect. Then you give them the opportunity to demonstrate their respect for you.

Based on this foundation of mutual respect you can more easily build political alliances, business alliances, or whatever else you want to build. You have created the opportunity to build upon a basis of connectedness and mutual respect that allows you to deal with differences of opinion, viewpoint and ways of life.

For the world to finally connect people with services and opportunities on a global scale, Third World people have to become stronger business and political leaders.

HOMES FOR SALE

2528 PAGE STREET

4 bedroom, two baths, family room, corner lot, excellent shape \$69,000

1121 LEONARD AVENUE

Almost 2,000 sq. ft., 3 bedrooms, family room, dining room, large master with three closets \$79,900



Wendell West

LAND FOR SALE

MARTIN LUTHER KING AND LAWRY

4 lots, 160'x135' on the corner owner will carry

MARTIN LUTHER KING AND LAKE MEAD

2 lots, 80'x115', can be commercial, fence around property \$42,000

MARTIN LUTHER KING AND LAKE MEAD

4.46 Acres across from McDonalds and Enterprise Park, call for details

REVERE AND HASELL

3 lots, corner lot 120'x135', owner will carry \$42,000

D STREET AND JACKSON

Commercial corner lot, 55'x138' \$30,000



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