

Preliminary FGC Tax Lien Investment #2 LLC

Effective Date 10/26/2011

888.391.1525 Ext 115

Goal – To acquire as many tax liens as possible at over the counter sales or in states that allow us to earn the most interest possible. We are not targeting foreclosures but higher rates of returns.

\$5,000,000 Maximum Capital

Minimum Investment \$50,000

Accredited Investor Requirement – 30 Exemptions

Funds will be invested primarily in the following areas:

- Illinois
- Florida
- Baltimore
- Washington DC
- Iowa

Terms:

- 36 Months
- Fixed rate of return
- Payouts on a semi-annual, annual or end of term basis.
- Lockout for 12 months
- Pooled Investment
- Management Fee – No Management Fee.

Fixed Return:

- \$ 50,000 First Year 6%, Second Year 13.75% and Third Year 13.75%
- \$100,000 First Year 6%, Second Year 15.25% and Third Year 15.25%
- \$250,000 First Year 6%, Second Year 15.25% and Third Year 15.25%
plus 40% profit sharing of foreclosed sales

Other Information:

- ❖ IRA/401K Qualified – Through Self Directed Retirement Account (Pensco / Entrust)
- ❖ Possible tax rate to be taxed at Capital Gains Rate for properties held more than one year.
(Please seek the advice from your tax accountant)



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This is for illustration purposes only. These numbers are based on past experience but no way guarantee future results.

\$5,000,000

Average Tax Lien:	\$3,568.29
Average Property Value	\$118,943.00
Estimated Liens that can be purchased:	1401
Value of Real Estate Holdings from liens:	\$166,639,143



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