

My investing Story

A former Commodities Trader, Stockbroker and Bond Trader.....

Former Wholesaler of Real Estate (Fix & Flip)

Consulted CFO's of Publicly Traded Companies...

~ NOW a Mortgage Fund Manager! ~

Why Invest In Notes?

- Notes Provide Monthly Cash Flow
- Notes "Lock-In" High Yield Returns
- Profits Are Backed By Real Estate
- Notes Require Very Little Interaction
- Notes Are Readily Convertible To Cash
- Competition For Notes Is Very Low
- NO Tenant or Property To Deal With
- NO Repairs or Renovations!
- NO Property Tax or Insurance Expense
- True Passive Income for Investors
- Perfect IRA / 401K Investments

Mortgage Notes

Invest Like A Banker

Create Massive, Passive Cash Flow



Real Estate.

The 2nd Best Investment Available

Real Estate: The best proven method to increase and enhance wealth! HOWEVER, the Mortgage Note Investment Builds Dynasties for family generations!

There's An Old Saying...

"You Don't Know, What You Don't Know."

That's True...and Ignorance is Expensive!

Most Investors don't know that investing in actual **Mortgage Notes** is possible! Many attorneys aren't aware that this R.E. Strategy is available to the Private Sector for Investment...

I have since come to realize that **Mortgage NOTES** are the **Best Investment** available for the average middle class American.

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Mortgage Notes

Intelligent

*Real Estate
Alternative*

Investments

The CEO Fund

Stress-Free

Cash Flow

Mortgage Backed Notes

Notes – The Best Invest Choice For Busy People

In today's economy, there are many investment vehicles available to people that want to put their money to work.



Warren Buffett, advises people to “invest in what you understand”. I think that’s great advice.

Unfortunately, most people are extremely busy with work & family and so they

never devote the time to study their investment options.

When it comes to investing, **Most People Take The Path of Least Resistance** and turn their money over to professionals like, Mutual Fund Managers, Stock Brokers, Insurance Agents, etc.

However, I suspect that when it comes to understanding an investment opportunity, most people have a much better understanding of **Real Estate** investing than **Wall Street** investments.

Many people would like to invest in Real Estate, but they don't want to deal with the 3 T's. Tenants...Toilets...Tiles!

Notes Provide The Perfect Way To Invest In Real Estate

As a Mortgage Note Holder, you get cash flow without the headaches because you are the “bank” not the property owner.

Your cash flow comes from mortgage payments which are deposited directly into your savings or IRA account every month.

No hassles * No Headaches * No Tenants

Case Study #1

Cash Flow Note – Orange City Florida



Market Value:	\$115,000
Unpaid Balance:	\$ 92,100
Investor Price:	\$ 80,900
Remaining Term:	21.5 Years
Monthly Payment:	\$ 764.39
Total Payback:	\$ 197,212

10% ROI

Secured By A Beautiful Florida Townhome

Case Study #2

**First Trust Deed - Riverside CA
Pre-Foreclosure NOTE Flip**



50/50 Joint Venture With our LLC

Property Value:	\$200,000
Unpaid Balance:	\$63,000
Investor Price:	\$47,100
Best Case Profit :	\$76,450
Worst Case Profit:	\$7,950
Actual Profit:	\$7,950

67 Days Turnaround

Annualized ROI 92% (after JV split)

What Happens If They Don't Pay?

If the borrower defaults, we simply hire a local Attorney to Foreclose on the property and a local Realtor to sell it or rent it out for us. We never hope for a default, but if it happens, we will likely earn bigger profits as a result.

Want To Know More?

Let's Talk, call me 954.641.8508