



C.O.R.E. TAX DEEDS LLC.

— Cash | Out | Real | Estate —

Your Gateway to High-Yield, Low-Risk Real Estate Investments

**TEXAS**  
Sized Gains!



## Passive Income from Tax Deeds

- Potential for 25%, 50% 100% Or More Texas Sized Gains
- Low Minimum Investment

# OUR STORY

CORE Tax Deeds was founded with a singular vision: to unlock the potential of tax deed properties in Texas. Our journey began when our founder, John Berlet, recognized the unique opportunities in the Texas tax sale market. With a background in real estate and a passion for helping investors achieve substantial returns, John set out to create a company that offers both lucrative opportunities and comprehensive support for investors.



## WHAT MAKES US DIFFERENT?

Unlike many investment opportunities that are only accessible to accredited investors, our approach under Regulation CF allows almost anyone to participate. This democratization of investment opportunities means that our clients can reap the benefits of high returns and risk-managed investments.

## HOW CORE TAX DEEDS WORKS

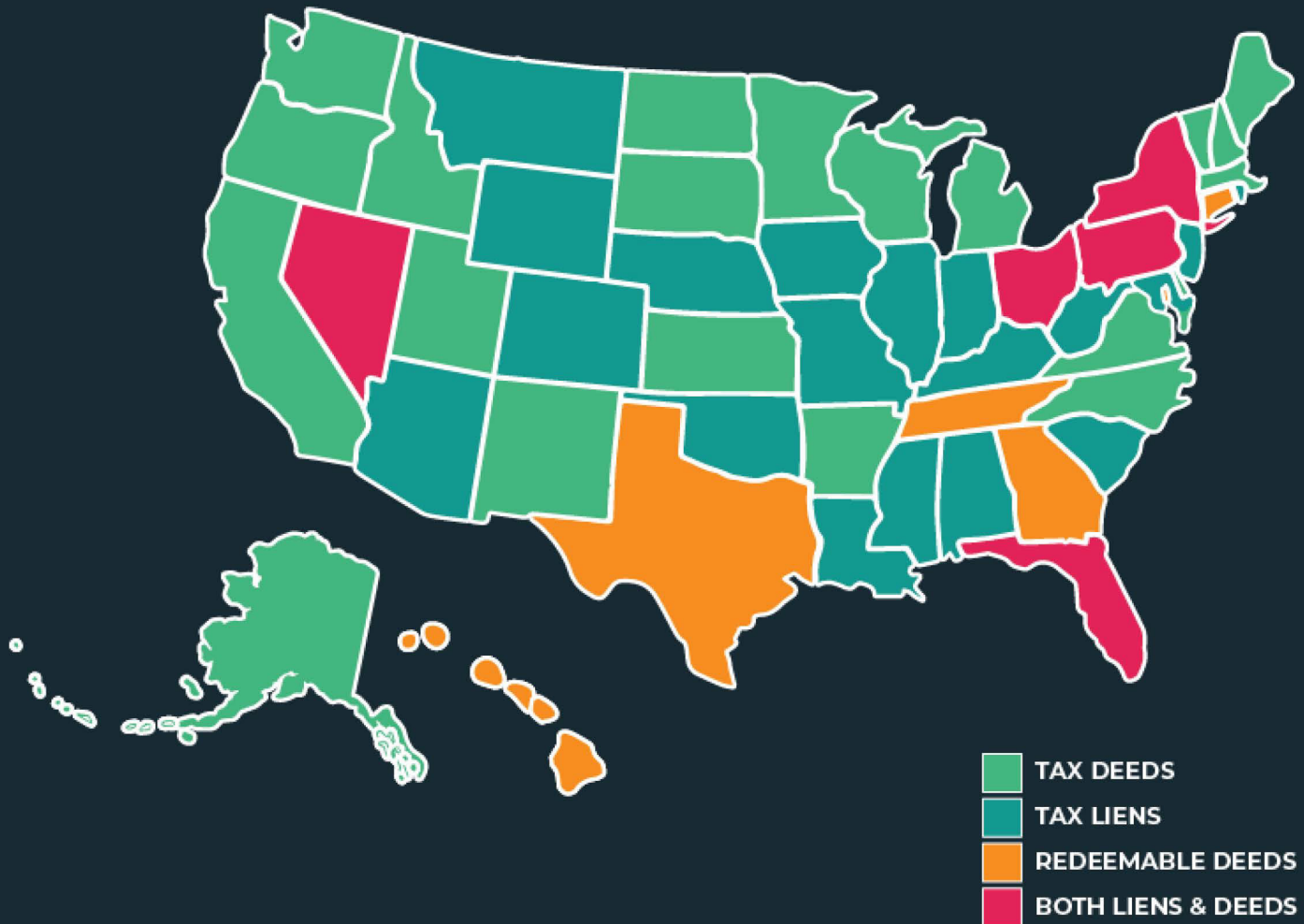
Your investment is combined with others to allow you to have uninterrupted progress in securing distressed real estate encumbered by taxes owed to the cities, counties, schools, and other taxing jurisdictions. These sheriff's deeds on property are then converted into marketable deeds and sold at wholesale. You will receive a periodic update of properties purchased & sold.

## TAX DEEDS IN TEXAS

The recent shift to conducting tax deed sales online, as opposed to on the traditional courthouse steps, has expanded our reach. With 254 counties in Texas, investors have a broad selection of properties. CORE Tax Deeds can now cover a larger number of parcels more efficiently in this evolving landscape of online auctions in Texas.

# TAX DEED & TAX LIEN STATES

## HOW EACH STATE ISSUES AND ENFORCES TAXES



➤ A Tax Lien is a legal claim against a property when the owner doesn't pay their taxes. The government places a lien on the property and gives the owner a set amount of time to pay. If the owner doesn't pay, the lien can be sold to a buyer at a tax lien sale. The buyer can then collect interest on the unpaid taxes. Tax liens can be a cheap investment for investors, with returns that accrue monthly as simple interest.

➤ With a Tax Deed, the government sells the property at auction to recover unpaid taxes. The starting price at the auction is usually equal to the total amount of back taxes, interest, penalties, legal costs, and other fees owed on the property. The buyer of the property takes ownership, including any unpaid taxes. The previous owner can sometimes buy back the property by paying the buyer the purchase price plus an additional fee.

# INVESTMENT STRATEGY

## RISK AND RETURN

Investing in Texas tax deed properties offers some of the highest returns in the market, with interest rates ranging from 25% to 50%. Our strategy focuses on identifying and acquiring properties with high potential for profit, ensuring that our investors see significant returns on their investments.



### Lucrative Returns

- High Interest Rates on Redemptions - In Texas, taxpayers who are late in paying property taxes must pay a penalty of 25% if they redeem their property within the first year or 180 days. If they wait two years to redeem the property, the penalty increases to 50%. This high-interest return on our investment is unmatched by other tax lien or deed states.
- Calculated Redemption Amounts - The redemption amount is based on the final bid price at auction, not the opening bid. This means that investors earn interest on the total amount invested, including any competitive bidding overage. Regardless of how quickly the property is redeemed, Texas law requires a full 25% or 50% return, unlike other states where interest rates diminish over time.
- Extensive County Coverage - With 254 counties in Texas holding monthly auctions, CORE Tax Deeds has a broad selection of properties.
- After Auction Opportunities - Unsold properties, known as struck-off properties, can often be purchased post-auction at a discount, often without a redemption period, offering further investment potential.
- Rental Income Rights - Investors can collect rental income from properties immediately after purchase, providing a potential additional revenue stream.

**Real Estate Backed - Low Minimum Investment**



## RISK MANAGEMENT

**While the benefits of investing in tax deed properties are substantial, we have implemented robust due diligence processes to mitigate the risks associated with property acquisition.**

- Lien Research: Identify and assess all potential outstanding liens.
- Property Inspections: Personal or proxy inspections of properties are performed prior to bidding.
- Comprehensive Due Diligence: Identify any additional fees or dues not covered in the foreclosure.
- Strategic Purchases: Implement a targeted approach to acquire properties at a fraction of their market value - 30 cents to the dollar.
- Immediate Property Management: Secure and insure properties immediately after purchase.



# WHY INVEST WITH CORE TAX DEEDS LLC?

## Important things to remember::

- Low Minimum Investment
- You **DO NOT** have to be an Accredited Investor
- You may use money from your retirement account - check with your tax professional
- You can use money from savings



## Accessible to All Investors

**Reg CF Accessibility:** Unlike most private equity deals limited to accredited investors, our Regulation Crowdfunding (Reg CF) structure allows almost anyone to invest and benefit from our profitable opportunities.

**Low Minimum Investment:** With a low entry threshold, investing in Texas tax deeds is accessible to a wide range of investors.

## Transparent and Regular Updates

**Detailed Reports:** Investors receive regular updates on property acquisitions, sales, and overall fund performance, ensuring complete transparency and confidence in their investments.

## Proven Track Record and Experienced Leadership

**Consistent Returns:** Our founder's extensive track record shows consistent, high returns on tax deed investments with no capital losses.

**Elite Advantage Program:** Our Class A investors enjoy the exclusive 'First Right to Purchase' properties at wholesale prices, ensuring access to prime investment opportunities.

# PROVEN TRACK RECORD AND EXPERIENCED LEADERSHIP (CONT.)

Our founder has an strong track record in tax deed purchases - with no instances of investor capital loss and consistent returns. Our management team has developed a user-friendly spreadsheet demonstrating the profitability of tax deeds. You can review real properties purchased, providing assurance for your funds invested in CORE Tax Deeds.\*

## Current Property Portfolio Sample

The properties listed below are a sample of the purchases made at auction by CORE Tax Deeds, LLC. They represent just a portion of the current holdings of the company.

Address	Date of Purchase	Status		Purchase Price
2303 Coleman Ave	05/07/2024	SOLD	5/2025	\$14,200
516 Sodville Ave	05/07/2024	UNDER CONTRACT	5/2025	\$25,200
191 Joey Dr	07/02/2024	SOLD	4/2025	\$14,800
192 Heather Dr	07/02/2024	SOLD	4/2025	\$10,813
340 Lot 10 Salt Lake	07/02/2024	ASSET	7/2025	\$9510
15.6 Acres, Wascom	08/06/2024	REDEEMED	2/2025	\$21,000
Saunders St	04/15/2025	SOLD	4/2025	\$1200
6.41 Acres, Arroyo City	03/04/2025	ASSET	3/2025	\$8500
1 Acre-Abstract 69, Wascom	03/04/2025	ASSET	3/2025	\$4684
6.5 Acres - E Shreveport	03/04/2025	ASSET	3/2025	\$12,932
3672 Old Goliad Rd.	04/01/2024	ASSET	4/2025	\$5100
485 Wexford	05/06/2025	ASSET	5/2025	\$31,000
907 W Crockett	05/06/2025	ASSET	5/2025	\$18,500

\*Past performance does not guarantee future results.



## Strategy Property Portfolio Overview

(May 2024 - June 2025)

Between May 2024 and June 2025 the CORE Tax Deeds Management Team, along side our investors, have successfully acquired a diverse portfolio of 18 properties with a total value exceeding \$985,000. This strategic acquisition represents a significant value at pennies on the dollar. We began monetizing these assets in January 2025.

- 5 Residential Houses
- 5 Small Acreage Tracts
- 3 Commercial Lot
- 1 15.6 Acre Parcel With Small Pond and producing mineral rights
- 1 6.5 acre parcel
- 3 Infill Residential Lots



## JOIN US AT C.O.R.E TAX DEEDS LLC TODAY!

Seize the opportunity to invest in Texas tax deeds and enjoy exceptional returns. Visit [invest.coretaxdeeds.com](http://invest.coretaxdeeds.com) to learn more and start your investment journey with CORE Tax Deeds LLC.

Together, we can achieve remarkable financial growth and secure your future.



**Why Watch the Stock Market and Worry About the Roller Coaster?**

CORETAXDEEDS.com  
John Berlet Fund Mgr.  
512-431-0802