



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

National Tax Lien Association Member



122024

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. Tax Deed Investors LLC can now cover a larger number of parcels more efficiently in this evolving landscape of online auctions in Texas.

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.

Address	Purchase Price	Status	Sold Price	Gross Profit	ROI
19801 Boggy	\$13,726	Sold	\$115,000	\$87,500	537%
7905 Bronco	\$17,400	Sold	\$178,000	\$144,511	730%
7903 Bronco	\$8,113	Sold	\$45,000	\$34,652	327%
18605 Lakeland	\$11,700	Sold	\$33,000	\$21,300	282%
3401 Eisenhower	\$1,277	Sold	\$22,500	\$20,246	1485%
20039 Continental	\$7800	Sold	\$19,000	\$11,200	240%
900 W Dean	\$13,588	Sold	\$126,000	\$108,498	797%
4503 Chase Cir	\$28,350	Sold	\$145,000	\$99,130	348%

These are eight verified Tax Deeds, purchased and sold in Texas by Founder John Berlet. Prospective investors should bear in mind that prior performance does not guarantee future results. The fact that a prior tax deed investment has been successful (or unsuccessful) does not mean the Company will experience the same results.



Strategy Property Portfolio Overview

(May 2024 - December 31, 2024)

Between May and December 31, 2024 the CORE Tax Deeds Management Team, along side our investors, have successfully acquired a diverse portfolio of 10 properties with a total value exceeding \$750,000. This strategic acquisition represents a significant value at pennies on the dollar. We are poised to begin monetizing these assets as early as January 2025.

- 2 Residential Houses
- 3 Small Acreage Tracts
- 1 Commercial Lot
- 1 15.6 Acre Parcel With Small Pond and producing mineral rights
- 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 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?

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