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Build Wealth
with **Tax Lien**
Certificates

Earn up to 50%
guaranteed by the government
with the possibility
to own property



BUILDING WEALTH SERIES



Build Wealth with Tax Lien Certificates

Build Wealth with Tax Lien Certificates

Invest with Government Guaranteed Returns as High as 50%

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Why Invest in a Tax Lien?

Everyday we are bombarded with advertisements promising huge returns on an investment. However, the down side is the potential loss of the entire investment. If you are in search of an investment vehicle that can return up to 50% without the risk of losing the entire principle, then tax liens may be the answer.

When researching potential investment opportunities, it is important to look at the return on investment relative to its risk. Risk is usually correlated with return, and the higher the risk - the higher the return. For example, the return is relatively low for a bank certificate of deposit (CD) at 6%. And since the bank is backing the CD, the risk will also be low because banks tend not to forfeit their liabilities.

This is where tax liens differ from other low-risk, low-return investments such as bank CD's. Tax liens are government-backed which means low risks, but unlike CD's, they have the potential of higher returns (up to 50%). How can this be?

The missing factor in the equation is information. The more you know about something, the better the chance the outcome will be. Tax lien investments have been around for years, but the reason you may not have heard of them is because it is about who and what you know. There are



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thousands of deals that happen every day at the local country clubs but you never hear about them.

Read about the hidden secrets of high-return low-risk tax lien investments that the rich have known for years. Invest in tax liens in your local area and across the country, and with our help, you will be able to invest in your first tax lien certificate.



What is a Tax Lien?

A lien is a legal right of a creditor to obtain assets when the debtor is unable or unwilling to meet requirements of a financial agreement. For example, if a person fails to pay their property mortgage, the lender has a right to seize their assets.

A tax lien is when the government has the ability to take claim of the property if the owner does not pay their property tax. In return, the government sells the tax lien certificate to investors. As a result, the investors receive the interest rate that the property owners must pay, or they get the foreclosed property. There are thousands of counties across the country that have millions of dollars in delinquent property tax bills each year.

- *Why would someone not to pay their property taxes?*

Think of it this way: sometimes people fall into hard times when money was short? If the decision is between putting food on the table or paying taxes, the choice would be eating. Over the course of a year, there are thousands of these situations which turn into tax liens secured by the government.



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Local and state governments depend on property taxes, especially in states where there are no state and local taxes to pay for day-to-day operations (e.g. fire & police departments and emergency medical services). When property taxes become delinquent, the local government becomes affected with budgetary problems. The last thing the government wants to do is to act as the collector for delinquent property taxes.

This is where the idea of offering tax liens to the public began. Rather than raising the taxes on people who do pay their property taxes, the government penalizes the property owner who fails to pay their taxes by charging interest and late fees. If the owner continues to be delinquent in paying the property taxes, the government has the right to foreclose on the property. This is where investors come into the picture. If the government waits for the property owner to pay off their taxes or until foreclosure on the property (length of time before foreclosure differs from state to state), the government will not be able to pay its monthly operating costs. Instead of waiting, the government sells the tax liens at state or county auctions that the public can attend.

- *What happens next?*

The local government places a lien on property when the owner does not pay their property taxes. The property is then registered with the county tax records and cannot be sold until the lien is paid off (i.e. principle, penalty, and interest). If the lien is not paid off within the state redemption period the property will go into foreclosure.



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The cost of individual tax liens varies from state to state, but the cost will be the current outstanding balance (i.e. principle, penalty, and interest). Once the tax lien certificate is purchased, the lien holder has the right to receive the money as did the government prior to the purchase of the lien. And the lien holder has the right to foreclose if the term expires. The cost of going into foreclosure is usually just above the original cost of the tax lien certificate.