



A Bigger Better Mortgage,
DBA Loan Shark
4610 S. Ulster ST STE 150
Denver, CO 80237



Guaranteed General Fund Real Estate Investment "Cash for Keys" program Summary, Request for Funds

Introduction

We buy houses program by A Bigger Better Mortgage allows our investors the opportunity to profit from foreclosed properties.

We have a wide variety of sources of available pre foreclosures from our lenders, public record and our lead purchase program.

There are currently over 3,000 homes in foreclosure and pre-foreclosure in Houston, TX this month alone. We have opportunities in many states across the nation.

This program allows investors to earn hands free income by investing their funds.

We have been in business for over nineteen years, survived the crash of 2008 and soft markets. This is also a great opportunity to invest in non-performing notes and turn them into performing notes for profit. It is a great time to do this now because forbearance programs are coming to an end. This is one of the best times to invest.

The way the program works

We contact pre foreclosure property owners who still have the chance to bring their mortgage current.

We offer to bring their mortgage current, which saves them from foreclosure and keeps a foreclosure off of their credit.

We offer them cash for keys. They must sign their title over to us, move out completely, leaving no garbage or furniture in the house and the house must be swept out. They do not have to clean it.

The condition and amount of equity they have in the house determines the amount of cash we give them. We do not pay up their mortgage payments or give them any cash



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until they have signed the house over to us and until they are moved out. We inspect the house and give them the agreed upon cash for their keys. We then call a locksmith or replace the doorknobs with our own so they may not enter again.

Each house is transacted in its own LLC under our umbrella, so all the LLCs are under our control.

We may also hold the property and rent it out depending on cash flow and if here isn't enough equity to sell. We may also purchase mortgage notes for cash flow. This is a diverse portfolio of investing to keep the cash flow moving in an upward trend.

Your Profit

Guaranteed General Fund

We guarantee a 6% profit and put the investors funds in a general fund.

The General Fund is a guaranteed 6% profit per month which will be paid every quarter of the year to the investor. This 7% is based on your investment amount.

Example: If the investment is \$10,000.00 at 6% interest you will earn \$600.00 per month paid out on the first week of each quarter. You will almost double your investment in a years' time.

At the end of your 12-month investment, you can stay in or cash out. Your initial investment will be returned to you with any unpaid profits when you cash out. Cashing out is done in the first month of the year, so every January.

This is a high yield investment compared to other opportunities.

Current investments that are available to you

When you compare investing in what is more available:

- A money market account would earn you 1.50%
- A CD (certificate of deposit) will earn you 1.40% tops, on a 5 year and a maximum of 1.25 for one year
- An IRA will earn 1% per year



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- A 10 yr treasury note will earn you 4.46%, which pays interest at a fixed rate once every six months and pays the face value to the holder at maturity.

As you can see, there are not may investments that will yield the profits being offered here.

Most mortgage loans don't pay 7% to 8% each month. We can pay these rates to our investors because we are flipping houses while keeping a steady flow of rents which gives us the stability, we need to pay our investors.

Your investment funds

Your investment funds will be treated as a loan to our company because borrowed money is not taxed. Your return will be treated as interest payments back to you so we will provide you a note. This acts as your guarantee.

Other investment agreements are done on a private placement memorandum with no guarantee. The more you invest, the more you make. This is the best offer you will find that's real.

Who we are

My office is 888-554-3856 my cell phone is 970-476-5547 Bailey Campbell, I am the president of A Bigger Better Mortgage and Loan Shark mortgage. I've been in business since 2003. an LLC with the state of Colorado since 2005, Look us up.

Please write the dollar amount here _____ you would like to invest. Please write your full name or company name and the type of corporation it is here _____, _____ (LLC, S Corp, C Corp, LLP or other) and the paperwork for the agreement will be sent to you shortly after.



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Bailey Campbell
President

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