

# Build a Fortune Buying Tax Deed Developed Lots

*Presented by Pangea Real Estate Group*

*Properties start at \$3,499.00. Some are around \$8,000.00. Lots are currently available in Florida, Arkansas, Kansas, and Colorado. Own them free and clear!*

*Learn how it is possible to make excellent returns by using VERY LITTLE MONEY*

## **How this works:**

When a homeowner fails to pay the property taxes, the county will place a lien on the property for the back taxes due. If a homeowner is unable to satisfy the county's tax bill, the county will SELL the property for a nominal cost at auction to recover the past due taxes and interest. Pangea Real Estate Group uses the Costco approach to acquire

hundreds of tax deeds at a time at steep discounts. This allows them to offer tax deeds for pennies on the dollar, free and clear with NO liens, clouds or encumbrances.

***Whether you have No Credit, Great Credit, or Bad Credit, this is something nearly EVERYONE can take advantage of! You may pay by credit card, check or use your Self-Directed IRA***

- ***These tax deed properties are in established communities, in country Club developments, PGA golf courses, mountains, parks, and Lakes!***
- ***No Vacancies***
- ***No Repairs***
- ***No Headaches***
- ***No Property Managers***
- ***No Mortgage***

***These lots sell very quickly. First come first serve basis.***

**Here is an recent article by Inman News dated 2/12/10**

## **Vacant Lots Become Hot Property**

Vacant residential lots are looking better and better to real estate investors.

The cost of a finished, ready to build lot, can cost a developer about 25 percent of the finished home price. There are a number of these ready-to-go lots on the market at about half what they actually cost to prepare. Investor groups are snapping them up, figuring that the time will come soon when they will be in demand.

"The country needs 1.2 million new units for the next 10 years just because of population growth," says Scott Clark, president of American Development Partners, which has bought thousands of vacant lots all over the West.

"[U.S. builders] built about 500,000 units in 2009 and 600,000 units in 2008, so there eventually will be pent-up demand. We want to get as many of those finished lots as we can because as demand begins to rise, the need for

housing will become painfully obvious. The delta (ratio of change to value of underlying asset) in this investment will be significant."

*Source: Inman News, Scott Bergsman (02/12/2010)*

**In these uncertain times, you cannot afford to sit passively on the side lines anymore, especially when it comes to your retirement!**

### **Potential Exit Strategies:**

- 1) Buy and hold long term, sell at retirement
- 2) To provide for children's college education
- 3) Sell in 2-4+ years to developers, builders or retirees
- 4) Legacy for future generations, such as gifting and tax reduction

To open up a "Self-Directed" IRA for real estate, please contact Robert Batt, (888) 382-4727 Ext 394,  
[rbatt@trusetc.com](mailto:rbatt@trusetc.com)

***For more information please contact: Seewing Yee at (510) 552-0726, [seewingyee@seewingyeeseminars.com](mailto:seewingyee@seewingyeeseminars.com)***

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