

Freedom Source Properties, LLC

June 17, 2011

Dear Investor..

Enclosed is the FREE Report you requested. I hope this is helpful in answering any questions you may have and familiarizing yourself with my business and our private mortgage investments.

I find many investors struggle with the same questions over and over again. That is why I put this FREE Report together, to help people just like you to avoid the struggles and pitfalls of those who have gone through it all before you.

If you find the Report interesting and you feel what you read here applies to your situation and you would like to invest with us, please fill out the form at the end of the Report and call us to schedule an appointment. Of course, there is never any obligation when you call.

Sincerely,

Bradley J. Popp

Freedom Source Properties, LLC

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Website: www.MyFreedomSource.com

Freedom Source Properties, LLC

A Real Estate Holding Company

***We Buy, Renovate, Lease And
Sell Single Family Homes***

**UNIQUE PROGRAMS FOR YOU
TO LEND YOUR MONEY SAFELY
USING WELL SECURED REAL
ESTATE COLLATERAL**

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Real Estate Investments, Management and Renovations

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Disclaimer

Please carefully consider Freedom Source Properties investment objectives, risks, and associated costs or expenses before investing. Real estate investments are NOT guaranteed or insured and past performance is not a guarantee of future performance. Please ask questions and ask for more information before you consider any investment.

Freedom Source Properties, LLC

A Real Estate Holding Company

Earn 9% - 12% Per Year On Your Money In Our Private Lending Program

Do you have any Excess funds in a Savings Account, Certificate of Deposit (CD), IRA, Pension Plan, Stock, Mutual Fund, Annuity, or any other Investment Capital that's **NOT currently getting a 9% to 12% Return?**

If your answer is "YES", then **you could be earning 9%-12% PASSIVE INCOME, safely and securely, by investing with us.**

Individuals just like you have been earning **double or triple what they used to make on their money (on annualized basis)**, by investing with us. All investments are SECURED by local Real Estate. You could be earning more money while you sleep!

Are you tired of losing money in the shaky stock market? If so, this is a way to start earning back some of your hard-earned money. **While stock market investors have been losing money faster than you can say "Enron", our investors have been earning steady, secure, hassle-free returns.**

Don't you get a **little sick to the stomach** when you see the **embarrassingly low rates your bank or your annuity is paying you?** While other people are watching their so-called bank accounts **die a slow death**, our investors are easily receiving at least double or triple what the banks are paying.

If you are looking for a **HASSLE-FREE, SAFE, SECURE** way to earn **PASSIVE INCOME**, then this is it!



Freedom Source Properties, LLC

A Real Estate Holding Company

Who WE Are:

- We are a multi-service company who **BUYS, REPAIRS, RENOVATES, MANAGES,** and **SELL/RENT SINGLE FAMILY HOMES.**
- We work with **Sellers** who:
 - ❖ Are motivated to sell quickly due to transfer, divorce, job loss, income change, downsizing, death, fire and more
 - ❖ Simply don't want to wait the time it will take to sell their home or go through the hassle of showing their home, qualifying buyers, negotiating contracts or fixing up the property for sale
 - ❖ Want a quick, fair, hassle free offer to sell their house
- We work with several types of **Buyers:**
 - ❖ Some want have a home to live in now, but also want to explore all options in how, when and what type of financing they will get to buy the home.
 - ❖ Others want to move into the property now before they complete the tedious loan application and loan processing delays.
 - ❖ In some situations, they need time to alleviate a shortage of down payment money, time to solve credit issues, or just want to “try-out” the house, schools or neighborhood.
 - ❖ After our Tenant/Buyers move in, they are free to work with traditional Lenders to get “seasoned” so they can qualify for a new loan to buy the property.
- We also buy homes and resell them quickly to other investors and end users. Depending on the situation, we'll do limited repairs before reselling.
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Freedom Source Properties, LLC

A Real Estate Holding Company

What WE Do:

We Provide Sellers and Buyers Unique Opportunities to Create Our Profit

We Provide Sellers:

- ❖ A no hassle, friendly transaction
- ❖ A quick and flexible home sale
- ❖ A fair price and quick attention
- ❖ Ability to sell their house in any condition
- ❖ Clear, understandable paperwork
- ❖ Ability to move when they choose

We Provide Buyers the Above, Plus:

- ❖ Time to work out credit issues
- ❖ A guaranteed savings program to build up enough down payment to purchase
- ❖ Someone who understands their problems and
- ❖ can provide solutions

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How WE Can Help You, the Lender:

- We have the “know how”
- We can help you establish **TAX FREE** retirement income
- We have the contacts to open Self Directed IRA Accounts that permit you to make high yield loans secured by real estate
- We have several low risk, high return programs to suit:
 - ❖ For those with IRA funds, we can assist in setting up a “Self Directed Individual Retirement Account” that will allow your IRA to lend funds for our deals
 - ❖ For those with Roth IRA Accounts
 - ❖ For those with personal or family cash available for investment
 - ❖ For those with company funds available for investment
- We have the deals – **Safe and Secure Real Estate** – most with excellent locations, near schools, shopping and employment centers
- We borrow for renovated and un-renovated properties
- We’ll answer all your questions to your satisfaction before we do business together

FAST – FRIENDLY – FLEXIBLE

Freedom Source Properties, LLC

A Real Estate Holding Company

Two Ways to Earn Better Returns on Your Money:

Our “1ST Mortgage” Program:

- Minimum Investments of \$35,000 on a single family home
- 1st Mortgage liens up to a maximum of 75% LTV
- Interest rate is 9% per annum
- Interest can be paid monthly, quarterly, semi-annual, annually or the maximum rate is our no payment accrual program.
- APR is about 10.3% with the no payment accrual program
- Your money is not “pooled” with other investor’s money
- Once we have an investment opportunity for you, we’ll provide the details. You’ll then have the opportunity to accept or reject the deal.

Example: \$100,000 invested at 9% for three years earns \$9,000 per year with monthly payments for a total of \$27,000 over three years. However, if the interest accrues the total interest is \$30,865, or \$3,865 (14%) more than the monthly program.

FLEXIBLE PROGRAMS DESIGNED FOR YOU

Freedom Source Properties, LLC

A Real Estate Holding Company

Two Ways to Earn Better Returns on Your Money:

Our “2nd Mortgage” Program:

- Minimum Investments of \$5,000 on a single family home
- 2nd Mortgage liens up to a maximum of 80% LTV
- Interest rate is 12% per annum
- Interest can be paid monthly, quarterly, semi-annual, annually or the maximum rate is our no payment accrual program.
- APR is about 14.3% with the no payment accrual program
- Your money is not “pooled” with other investor’s money
- Once we have an investment opportunity for you, we’ll provide the details. You’ll then have the opportunity to accept or reject the deal.

Example: \$10,000 invested at 12% for three years earns \$1,200 per year with monthly payments for a total of \$3,600 over three years. However, if the interest accrues the total interest is \$4,308, or \$708 (20%) more than the monthly program.

FLEXIBLE PROGRAMS DESIGNED FOR YOU

Freedom Source Properties, LLC

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The REAL World for Lenders who follow traditional lending practices . . .

- Underwriting and approving a loan takes time.
- The details are sketchy and do not answer all the questions you *should* be asking.
- The Collateral is Risky
- The property valuations are not dependable.
- The borrowers are not flexible.
- The interest rates are too low! You deserve more!

***Why Should You Follow the
Conventional Lending Process
When You Want To Maximize
Profits?***

Freedom Source Properties, LLC

A Real Estate Holding Company

The “Dirty Little Secret” your stockbroker doesn’t want you to know...

You can control your investments in your retirement and investment accounts!

You Have a Choice:

- Stay in the stock market
 - ❖ Guess at the next wave
 - ❖ Hope for the best
 - ❖ Gamble on the future
 - ❖ Have no control

- Or, Invest in well-secured real estate notes
 - ❖ Know the collateral
 - ❖ Know your borrower
 - ❖ See the details
 - ❖ Make your own decisions
 - ❖ Be in control of your future
 - ❖ Decide the return you wish to have
 - ❖ Eliminate concern for macro economics

The Choice is Yours!

Freedom Source Properties, LLC

A Real Estate Holding Company

How We Benefit YOU:

- We can close fast. If necessary, within 24 hours. Or, we can fit your schedule, based on our availability of properties and your availability of funds.
- We offer minimum headaches with maximum returns
- We offer low risk
- We will provide all the support documentation:
 - ❖ Property valuation details;
 - ❖ Property details;
 - ❖ Property Acquisition Worksheet showing how we arrived at our numbers and cash needs
- We have the paperwork to borrow your money and give you maximum protection
- We have the closing attorneys/title companies
- We can work within your schedule. Let us know when you'll have funds available and we'll try to have a deal ready when you have the funding

FAIR – HONEST – RELIABLE

Freedom Source Properties, LLC

A Real Estate Holding Company

Types Of Investments We Can Offer You:

- Based on your availability of funds, we can keep all or any portion of your funds earning interest
- We can offer short term or long-term investments based on your investing goals
- If your goal is higher than average returns we can offer higher rates based on the loan amount and length of loan
- If your goal is safety, we can offer very low risk investments at lower rates

**Tell Us What You Want or Need
Many Other Possibilities Exist Let's Talk!**

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What WE Need to Get Started:

- Personal or family funds:

We merely need to know the amount of available funds and the time frame in which they are available.

- Traditional IRA or Roth IRA

If you do not have a self-directed account that allows you to make loans on real estate, then you'll need to complete an application to open an account with a different third party fiduciary who does allow this type of investment. We can provide the forms for this, if needed. Once the new account is established a trustee-to-trustee transfer of your funds to the new account will be required. We'll be glad to work with you to streamline the process and get your funds working as soon as possible.

The faster you get this to us, the quicker you can earn better than average, safe returns on your investment dollars!

Let's Get Started

Yes, I'm interested in putting my money to work earning safe, good returns.

I'm interested in investing:

- Personal Funds; \$_____ available for investments
- IRA Funds; \$_____ available for investments
- Business Funds; \$_____ available for investments

Date these funds will be available for investment: _____

I would like the payments to be:

- Interest Accruing
- Semi-Annual
- Monthly
- Annual
- Quarterly

I would like to know more about how to move my money from my current brokerage IRA to a self-directed IRA so I can make loans to you.

I would like to know more about the interest accruing account.

I would like to make a loan to you for a _____ year period.

Contact Information:

Date: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Fax: _____ Other: _____

e-mail: _____

Please fax back to us at 770-205-9157