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## **How to Receive a 12% APY Through Private Mortgage Lending**

Crown Group, LLC makes it easy for you to enrich your wealth. Through an extraordinary private mortgage lending program, Crown Group shows individuals and companies how they can lend money out and receive up to an amazing 12% annual percentage yield (APY) via monthly interest payments from borrowers.

This 12% APY is available by offering private mortgage loans to an established pool of property rehab specialists across the country. These are experienced and competent real estate investors who purchase, renovate, and sell homes for a profit.

Through 29 loan officers in 11 states, up to \$10 million worth of loans are funded every month on an ongoing basis. Furthermore, this loan volume is projected to expand very quickly, providing increased opportunities for people like you to take further advantage of this exceptional program.

Private mortgage lending allows you to fund loans by leveraging your money from all kinds of sources, including savings accounts, CDs, whole life insurance policies, 401(k) accounts, IRAs, and other retirement accounts. In fact, private mortgage loans qualify as self-directed IRA and 401(k) real estate transactions. Better yet, private mortgage lending leverages the time and efforts of other people, freeing you to devote *your precious time* to personal or family interests instead of spending it at the rehab jobsite. If you've ever wanted to take advantage of the enormous profits to be made in real estate but didn't want the headaches involved, this opportunity is perfect for you.

So, if you have a source of capital and are not satisfied with the return it is generating, you should consult with us. We can show you how to leverage your money into a double-digit APY that can be tax deferred and possibly tax-free. And we never charge you a fee to participate in our program as a lender.

### **How We Mitigate Your Risk**

We take rigorous steps to protect our private lenders' capital at all times. For one, our property rehab specialists have to meet demanding guidelines to receive their loans. In addition, the properties are screened carefully and loans fund at no more than 70% of the home's after-repair value, ensuring ample equity in the property.



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A number of other prudently developed steps are also in place to mitigate the risks of these loans, including a mortgage for the private lender that guarantees the property as collateral. You also have the final approval or denial of each loan application, so you are always in ultimate control of your money.

Please read through any accompanying material for more information about how we meticulously protect your money. If you do not have this material, please contact us to receive it or to talk with us about how we protect our private mortgage lenders as much as possible.

### **Contact Us Immediately for a Higher APY**

Please contact us immediately to speak with us about this exclusive program. The sooner you contact us, the more likely we can get you into a prime position offering the highest APY possible.

What's more, our private lending program creates a *phenomenal* opportunity for companies and groups. Our loan volumes are increasing dramatically due to many conventional banks no longer offering competitive rehab lending programs, and your company or group can get in on the action and have borrowers pay you up to 12% annual interest on loans collateralized by real estate.

### **How to Reach Us**

To discuss this golden opportunity for a generous APY on your money, please call us at (614) 932-1405 or e-mail us at [info@2crowngroup.com](mailto:info@2crowngroup.com). You may also visit us on the Web at [www.2crowngroup.com](http://www.2crowngroup.com).

Thank you for your interest in this exceptional opportunity from Crown Group, a *wealth enrichment* company. We look forward to helping *you* enrich *your* wealth.



## APY Examples

\$100,000 leveraged @ 12% for 5 years =  
**\$176,234** in capital & over **\$1,700** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 10 years =  
**\$310,584** in capital & over **\$3,100** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 15 years =  
**\$547,356** in capital & over **\$5,400** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 20 years =  
**\$964,629** in capital & over **\$9,600** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 25 years =  
**\$1,700,006** in capital & over **\$17,000** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 30 years =  
**\$2,995,992** in capital & over **\$29,000** in monthly interest income thereafter

\$100,000 leveraged @ 12% for 35 years =  
**\$5,279,961** in capital & over **\$52,000** in monthly interest income thereafter

### Other examples:

**\$10,000** leveraged @ 12% for 35 years =  
**\$527,996** in capital & over **\$5,000** in monthly interest income thereafter

**\$25,000** leveraged @ 12% for 35 years =  
**\$1,319,990** in capital & over **\$13,000** in monthly interest income thereafter

**\$200,000** leveraged @ 12% for 35 years =  
**\$10,559,923** in capital & over **\$105,000** in monthly interest income thereafter

*So, what kind of lifestyle could one of these yields afford you?*