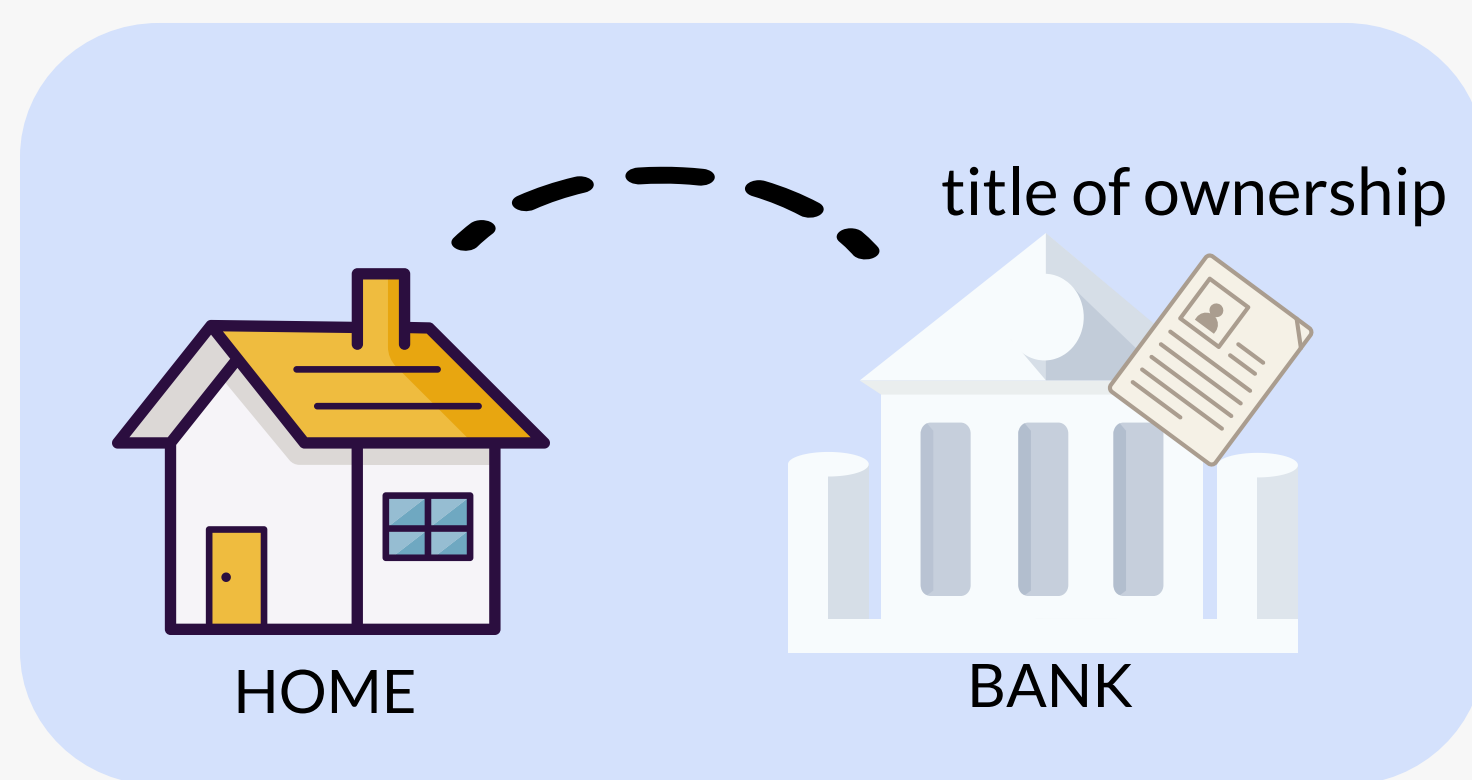




**Real  
Property  
Financial**

# Title-Secured Real Estate Backed Mortgage Notes

## ▲ How We Work ▲



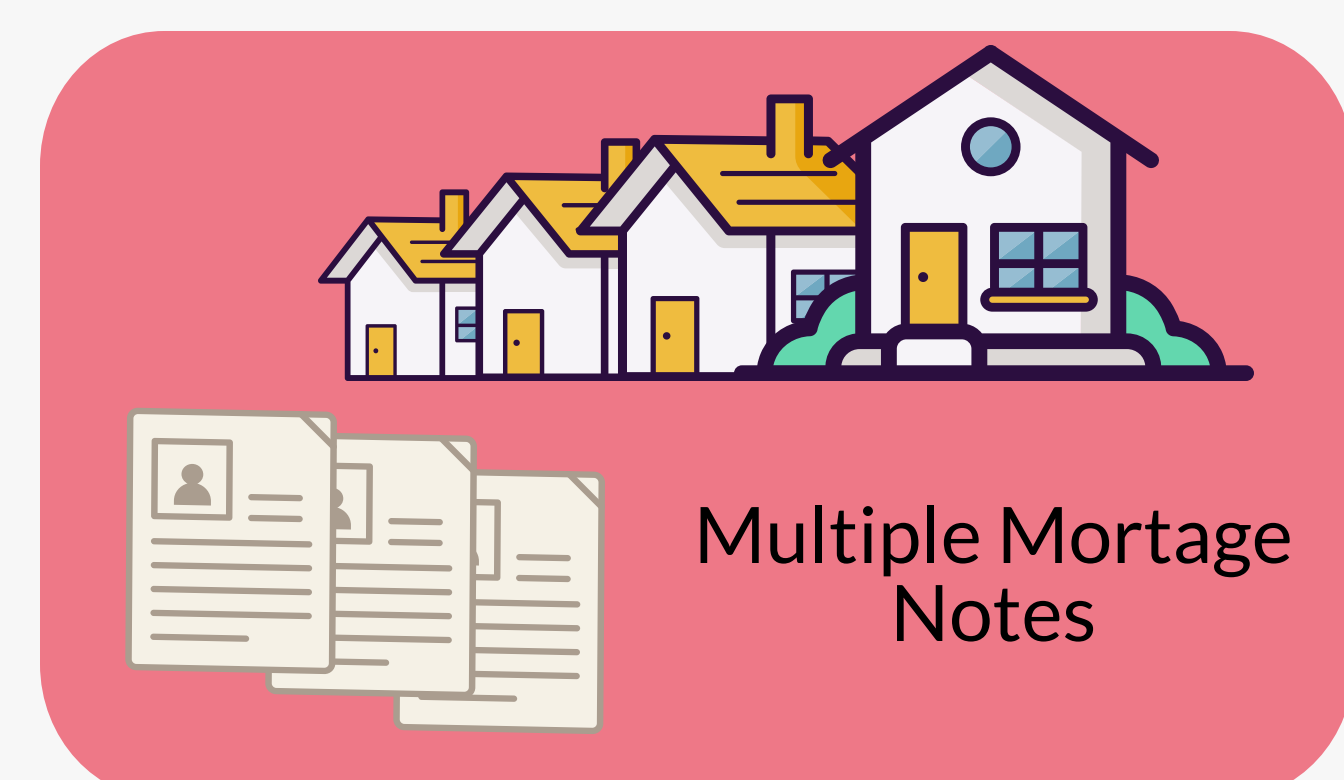
**#1**

You are already familiar with how most people buy houses, they have about 80% of their home price in a debt instrument called a mortgage note which is typically held by a bank. The bank holds legal title (legal ownership) on the home until it is paid off.



**#2**

What you may not realize is that it is possible to invest in mortgage notes by purchasing them at a discount from the banks, so you now own the mortgage note instead of the bank, in a similar title-secured structure that the bank would.



**#3**

Our system allows access to multiple mortgage notes through a single investment that leverages our due-diligence, experienced team and multiple exit strategies which have several tax advantages.



### Succession Plan in Place

Insured. Experienced Asset Management Team throughout the US. Assignments of mortgage directly to Investors for seamless transfer if required.



### Protected Investment

Every mortgage note we buy is PROTECTED by the real estate with EQUITY at time of purchase. All investor funds are protected by assignments of the mortgage notes.



### In-Depth Due Diligence

We ensure validity of lien through research on: Collateral - Foreclosure - Fair Market Value - Taxes - HOA - Bankruptcy Environmental - Statute of Limitations. Know & abide by states' laws & licensing regulations to ensure enforcement of liens.

## About us ▲



Michele and Dave Garbus launched Real Property Financial Corporation and Aerial Funding, LLC to help Borrowers and Investors navigate a smooth and successful path to turning their dreams into reality. Their expert team knows all the ins-and-outs of how things are done in the notes and real estate industry, and is now a leader in the industry for training, guidance and consulting of others. Michele and Dave's success has been built on 30 years of financial, contracts, customer and business development experience, and 15 years of mortgage and real estate experience.

## Our Commitment ▲

To be the leader in allowing qualified individuals to participate in purchasing groups of notes, in an insured environment, while providing the upside of real estate but eliminating the inconvenience.

- Lower risk of investments by providing the ability to purchase portions of multiple mortgage notes that are fully valued and backed by the real estate.
- Provide flexible purchases through an individual, business, or retirement plan, and the tangible results that enables comfort with officers, the company, and the investment.
- Maximize tax benefits by passing through appropriate depreciation, capital gains, and real estate expense write-offs.
- Provide quality service management of notes and real estate while providing superior communication on investment status without financial broker fees.
- Provide Borrowers the opportunity to keep their homes.

## Taxed as Partnership ▲

- No Double Taxation
- Flow-through of Short-term and Long-term Capital Gains, Interest Incomes, Depreciation, Legal Fees, Interest Expenses, Etc.
- Pro-forma Returns done through-out the year for planning purposes.

## Results ▲

- Solid Risk Adjusted Rates of Return.
- All loans analyzed and sized to ensure that if an asset is taken back, the PPM's capital will be preserved.
- Higher than industry standard success rate in working out or closing assets.
- Discounted Mortgage Notes made into a Performing Investment.

## CALL US TODAY



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to receive more information

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