

Construction Lending Program (Residential)

- Amount to Invest: \$77,000 to \$110,000
- Average ROI: 14% to 18%
- Location: Texas (major metro areas)
- Type: 1st Lien Position
- Length of Term: 6 months



Looking for great cash flow in a no hassle real estate investment that offers an 18% + return on investment? How about interim construction loans?

Texas is, by far, the most stable real estate market in the country. It didn't get caught up in the superficial real estate boom and therefore, hasn't had dramatic losses of value. In fact, 450,000 new residents moved into Texas in 2010 creating a strong demand for new housing. This same demand is continuing in 2011.

However, the economic downturn and resulting lack of capital available from banks (even in Texas) has created a terrific opportunity for investors.

If you have never loaned money, here's an opportunity to get great returns secured by real estate by loaning your Self Directed IRA or 401(k) funds (*or other available investment funds*) to select builders in booming areas of Texas.

Investors are currently earning 14 to 18%. It's your opportunity to "Be The Bank"!

Most of these new homes are "already sold" and just need to get built! This process is turn-key with everything in place, including all legal documents to support the loan.

The program works like this for the builder:

- Loan amounts from \$77k to \$110k
- All closing costs paid by builder
- All loans protected by title insurance
- All loans closed by title company - liens search performed
- Notes are 5 to 6 month terms
- Interest rates of 14% to 18% are currently being paid
- Terms are no more than 6 months. After completion of term, funds can roll into a new loan at the discretion of investor

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: *This investment is offered by a trusted partner based in* :
: *Dallas, TX with decades of experience. All details, due* :
: *diligence documents and references will be provided upon* :
: *request by the Principal.* :
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For new Safeguard investors, if you invest in this program within 45 days of setting up a Self Directed IRA or 401k plan, you will receive a \$1000 rebate check.