

C.O.R.E. FUND

Cash | Out | Real | Estate | FUND

22%
RETURN



100% Passive Income from Tax Liens

- ▶ 10% payout every 6 months or 22% per year
- ▶ Minimum of only \$25,000
- ▶ All funds fully collateralized by real estate
- ▶ Government protects your return
- ▶ Full Collateral provided



DRIVE
PLANNING



WHAT IS IT?

The C.O.R.E. FUND is a program offering up to a 22% return every year for 3 years by participating in aggressive tax lien purchases of large amounts of real estate which are then sold at market value. This is a very profitable business and has state legislation providing guaranteed rates of return. The CORE Fund allows Drive's borrowing partner to secure hundreds of such properties, take control of them and sell them at a very large profit. You receives up to 22% per year for 3 years upon which your original funds are also returned.

HOW IT WORKS

Your loan goes into a pool with others to allow our Borrower to have uninterrupted progress in securing distressed real estate encumbered by taxes owed to the city or county. These property-certificates (also called tax liens) are then converted into full deeds and they are sold at full retail. These properties serve as the low risk collateral for your funds. You will recive a periodic update of properties purchased & sold.

3 LOAN OPTIONS

- 1 year for 14% return
- 3 year for 22% return each year
- 3 year for 10% return every 6 months

TAX LIENS



THE C.O.R.E. FUND IS FULLY COLLATERALIZED BY REAL ESTATE

22% Annual Return - Real Estate Backed - \$25,000 minimum

WHAT IS A TAX LIEN?

- Investopedia “ *One investment niche that is often overlooked by investors is property tax liens. The increasing volatility of the stock market, combined with still historically low-interest rates, has many investors seeking this type of alternative avenue which gives excellent rates of return.*”



What Is a Tax Lien?

Basically, a tax lien is a legal claim against someone's property or assets when they don't pay the taxes they owe to the government. For example, if you don't pay property taxes, the city or county where your property is located can put a lien on it. This means you can't sell or refinance the property until you pay off the taxes and the lien is removed.

◆ OUR INVESTMENT PARTNER

Our partner is a privately run real estate investment company that focuses on Tax Liens and Foreclosures. They have been involved in real estate for 20 years. With a focus on the Southeast, their team personally reviews, researches & inspects each property first-hand, and then purchases the best at auction. Their team has extensive experience in IT, mortgage banking & administration which allows their business to run seamlessly. They hold real estate licenses in multiple states, have been approached by hedge fund investor groups and have done over 120 deals.

◆ Why we do Tax Sale properties

Counties need money to pay for services that everyone needs! When a property has delinquent taxes for multiple years, the county sells the property to investors at auctions to recoup needed funds. Property taxes assessed against real estate account for a large portion of school budgets (averaging 85%) and local government revenues (averaging 30%).

HOW YOU CAN PARTICIPATE IN THE C.O.R.E FUND

Here are a few important things to remember

- If you have \$25,000
- You can use money from your retirement account
- You do NOT have to be an Accredited Investor
- You can use money from savings

We want to show you how easy and simple it is to participate in tax liens. We are passionate about helping regular people grow their wealth the way the wealthy do.

◆ FAQ

Can I get out early?

No. You must allow time for the funds to mature and grow, make strategic decisions, take calculated risks, and maximize returns. Withdrawing funds prematurely could compromise this opportunity ability to achieve its long-term goals. This strategy also attracts like-minded people who share our long-term vision, creating a community committed to the fund's success. We do offer a 12 month option if 3 years is too long.

How long has Drive Planning been offering this?

We have advised our clients to invest in tax liens for over 12 years. Only since 2020 have we offered the CORE Fund loan program.



HOW IS THE CORE FUND SAFE?

Our partners have a perfect track record in tax lien deals - they've never lost any investors' money and always deliver on guaranteed returns. Plus, our Drive Planning team has created a super easy-to-read spreadsheet that shows how profitable tax liens can be. You can even check out real examples of properties that our money has purchased, which acts as collateral to make sure your funds in the CORE Fund is safe. With a current return of over 90%, you can feel assured that your money is both secure and very profitable.

Address	Purchase Price	Status	Sold Price	Total Spent	Gross ROI	Actual Net Profit
404 Lloyd Street	\$18,860.86	SOLD!	\$112,500.00	\$45,329.86	148.18%	\$67,170.14
624 York ave	\$13,524.68	SOLD!	\$55,500.00	\$25,981.68	113.61%	\$29,518.32
2348 White Oak Grove Rd	\$12,574.77	SOLD!	\$50,000.00	\$17,524.77	185.31%	\$32,475.23
2228 Chickasaw Road	\$5,994.18	SOLD!	\$25,000.00	\$13,444.18	85.95%	\$11,555.82
383 Bill Bennett Rd	\$12,000.00	SOLD!	\$39,000.00	\$13,950.00	179.57%	\$25,050.00
2226 Brown St	\$6,001.22	SOLD!	\$20,000.00	\$10,789.22	85.37%	\$9,210.78
220 Gaston Dr	\$6,025.68	SOLD!	\$50,000.00	\$13,300.68	275.92%	\$36,699.32
286 Aston Place	\$45,100.00	SOLD!	\$215,000.00	\$60,100.00	257.74%	\$154,900.00
684 Whitesburg Pike	\$13,948.47	Under Contract	\$40,000.00	\$17,948.46	122.86%	\$22,051.54
230 Bulldog Hollow Rd	\$22,793.13	SOLD!	\$75,000.00	\$32,933.63	127.73%	\$42,066.37
246 S Mill St	\$17,863.61	SOLD!	\$40,000.00	\$21,257.00	88.17%	\$18,743.00
288 Clarence Norfleet Rd	\$5,118.35	SOLD!	\$6,000.00	\$5,118.35	17.23%	\$1,881.65
223 Simmons Circle	\$13,513.08	Listed for Sale	\$50,000.00	\$16,792.98	197.74%	\$33,207.02
22 C M Williams St	\$10,469.67	SOLD!	\$39,000.00	\$20,152.15	93.53%	\$18,847.85
84 S Johnson St	\$20,255.24	SOLD!	\$65,000.00	\$34,906.40	86.21%	\$30,093.60
228 Fincher Rd	\$21,399.05	SOLD!	\$75,000.00	\$26,544.69	182.54%	\$48,455.31
484 W Main St	\$12,704.95	SOLD!	\$40,000.00	\$17,154.95	133.17%	\$22,845.05
223 Brookside Dr	\$14,721.12	Active		\$14,721.12		
4 Tmw Rd	\$13,396.02	Active		\$13,396.02		
Lawrenceville Hwy	\$9,058.64	Active		\$9,058.64		
306 Martin St	\$11,295.18	SOLD!	\$65,000.00	\$34,152.49	90.32%	\$30,847.51

Our fund has a projected return of over 90%. This means that their annual payout of 22% is easy to fulfill.

Why watch the stock market and worry about the roller coaster?

Join the **CORE** Fund today and enjoy up to **22%** cash flow every year for **3 years!**