

**IF YOU DO NOTHING ELSE..... PLEASE...  
READ THIS LETTER!  
I Have a Gift For You That Is So Outrageous My  
Accountant Thought I Was Nuts And Went On  
Vacation Because He Couldn't Bear The Pressure! So  
ACT NOW Before He Gets Back!**

Dear Homeowner,

Face it, we're peeling our way out of a recession my friend and not everyone is a happy camper! Have you been scrambling for ways to recover some losses, *protect your gains* or simply move forward with what you've already locked away in a tornado shelter? I have an answer for you!

We're not in Kansas anymore Toto and even if you are managing notes for people who purchased your home during this recent National crisis you might be losing sleep at night because you **NOW** carry the same burden as the local banks: CAN THEY PAY?

I'm Jeff Weiller, President of New York Commercial Lending LLC. My team and I are Premier Specialists in the purchase of Real Estate Notes. My friends, clients and prospects call me the "Sultan of Seller Finance".

**We Are THE Choice for Options in the Sale of Real Estate Notes**

Until recently Real Estate was a safe investment. At that time you could hardly go wrong buying property. With our economy in turmoil, however, the American dream to own a home has transformed into a financial nightmare for millions of families. Many lenders have fared even worse. But *not everyone* has done poorly with real estate....

You made a smart move when you financed the sale of your property for your buyer. You're now in an enviable position: You are the owner of a valuable asset that can be used to create a nest egg, peace of mind or anything YOU so desire!

Not only do you have the option of selling your note for cash but you can also choose from a couple of attractive options:

- Sell your note for a large, lump sum of CASH! How secure would you be and how would you *feel* if you received a substantial amount of cash right now? Pay down debts, eliminate finance charges on current debts, for some of you this could mean DEBT FREE forever!
- Sell your note for a smaller, lump sum of CASH and receive monthly payments that could create the same result or maybe...even greater benefits because you can easily set up bills to be paid automatically with your 'regular income' streaming in! Talk about a good remedy for 'sleeping like a baby' at night!

More than 30,000 of our clients have taken our investors and affiliates up on this offer and have literally changed their lives... to the tune of more than **a half of Billion dollars in mortgages paid!**

## **Will you be next?**

I represent a buyer with \$ 3,000,000.00 cash who has to identify a property to purchase quickly or else pay \$ 457,000.00 in taxes to the IRS. He is EXTREMELY motivated to buy in order to not pay this amount in taxes and is prepared to pay top dollar.

Would you consider selling your property for top dollar at this time?

**You're ALREADY PRE-QUALIFIED to have your note purchased!**  
**Contact me now: 800-867-3071**

Now I realize that offers show up in the mail each and every day and sadly, not all people saying they can buy your Mortgage note have the power or the assets to follow through! So I had a meeting with my team and I came up with something so ridiculous my accountant STORMED out of the room, went and took his vacation time just to recover!

**I will PROMISE you the best price for your note or YOU receive  
\$ 1,000 FROM ME personally!**

That's what freaked my accountant out. He began to crunch some numbers and realized that I was putting a HUGE guarantee out there and He did NOT want to see us go broke!

But you see, I'm not a bean counter, **I'm a Mortgage professional** with 30 years of experience, and I mean *tried and true in the dirt experience!* Counting numbers is one thing but when you SEE that there is a huge opportunity to help thousands of people on your hands- you have to do something CRAZY!

### **SO I did!**

I have read the fine print, I've researched all the options and I am SO convinced this can benefit you I'm willing to put my OWN assets, reputation and name on the line here.

## **Are YOU ready to receive cash for your note?**

Sultan's Offer Of Best Price On Your Note Guarantee*	\$ 1,000.00
Your Choice of 2- How to Books from a list of thousands	\$ 297.00
Sultan's One Time Evaluation Offer	\$ 197.00

**ONE THOUSAND FOUR HUNDRED AND NINETY-FOUR DOLLARS  
\$ 1, 494.00!!!**

No longer do you have to worry, fret and wait to see if the person who purchased your home will actually pay on their note. If your home buyer loses their job, has an emergency or any other tragic event you no longer have to even be concerned if your hard earned cash and assets are on the line!

We make it easier than ever to find out if your note is marketable by offering you investors who are not only SERIOUS but ready to buy. We'll even add our RIDICULOUS offer-

**\$ 1,000 if we can't sell your note at the BEST price possible, period! \***

Where else can you go and receive CASH if we can't deliver? Banks give out coffee, donuts and other trinkets that do nothing for your future. We're so dead serious about helping you find peace of mind that we're putting our OWN cash out there to benefit you. Period. No strings attached.

We'll sell your note at the best price possible or we'll give you \$ 1,000 \*..... And the FREE bonus gifts are yours. NO questions asked!

**Call me now- you have nothing to lose! 800-867-3071**

**Please call me NOW! I honestly only have 200 spots and I only have a LIMITED AMOUNT OF CASH my investors are willing to act with! I SURE HOPE some of that is GOING TO YOU!**

Something outrageous here <<<  
GRAPHIC

**DON'T TAKE MY WORD FOR IT....**

“When it comes to buying real estate notes from note holders, structuring real estate note deals, or investing in real estate notes, Jeff Weiller is the man..... He is the Sultan of Seller Finance.... I have sold notes to him and invested with him. You can rely absolutely on his honesty and integrity or anything he says... “*Mitch Miller, President Mitch Miller and Associates Real Estate Nyack, NY*

“I trained Jeff Weiller and worked side by side with Jeff for 12 years, in New York City commercial real estate and I invested money with him and he protected my money..... Jeff is a smart, capable, honest and hardworking guy.” *Mark Hilton, Senior Vice President Emeritus; Joseph Hilton and Associates Commercial Real Estate, New York, NY*

“I have known Jeff Weiller for many years and watched him persevere through so many of life's challenges, including having his New York City Real Estate territory, the World Trade Center, destroyed in the 9-11 terrorist bombings; he worked through the smoking aftermath in the restricted zone helping business people relocated their bombed-out businesses and subsequently get them government grants to help recover. He then suffered through and recovered from kidney cancer and reinvented himself in the real estate note business.... ( he is like a boxer who never takes the 10 count... he just picks himself up and keep going)... he is smart, honest, hard-working and totally reliable... the consummate real estate professional.... “ *Mr. Edmund F Taylor, Managing Director, Real Estate Capital Division & Chief Operating Officer, First Boston Mortgage Securities Corp*

GRAPHIC

**My Gift For You That Is So Outrageous My Accountant Thought I Was Nuts And Went On Vacation Because He Couldn't Bear The Pressure! So ACT NOW Before He Gets Back!**

**ONE THOUSAND FOUR HUNDRED AND NINETY-FOUR DOLLARS  
\$ 1, 494.00... THE TOTAL VALUE OF MY NO OBLIGATION FREE GIFT TO YOU  
OFFER! GRAB THIS NOW!**

Hmmm... Let Me Break It Down For You Because If You Are Reading This You Haven't Picked Up The Phone Yet And It's Possible That The "200 Available Spots" We Have Are Already Going Fast And You Need Something Outlined For You!

**So READ FAST PLEASE and ACT!**

Sultan's Offer/ Guarantee * of Top Dollar	\$ 1, 000.00
Sultan's Evaluation of Your "Choice" Options	\$ 197.00
Sultan's Free Gift	\$ 297.00
Total Value of Offer PLUS Free Gift	\$ 1494.00

**Are You Ready To Go Yet?** The TOTAL VALUE of the Sultan's Outrageous Offer AND Free Gift to you is \$ 1, 494.00, that's one thousand four hundred and ninety-four dollars! NOT INCLUDING for goodness sakes.... let me say that again:

**NOT INCLUDING THE CASH YOU WILL RECEIVE FOR YOUR NOTE WHEN IT'S SOLD!**

**Please call me NOW!** I honestly only have 200 spots and I only have a LIMITED AMOUNT OF CASH my investors are willing to act with! I SURE HOPE some of that is GOING TO YOU!

**SIGNATURE goes here <<<<<<**

**THE SULTAN OF SELLER FINANCE**

Jeff Weiller 800-867-3071  
Owner/President New York  
Commercial Lending

\* Guarantee available if within 30 days of not accepting our written offer price and terms because our price was too low.. you actually close on the sale of your note for a higher price and better terms with another bona fide seller note buyer recognized in the marketplace and provide attorney certified copies of all original closing documents and the payment check... available at NYCL's sole discretion as to guarantee claim's validity.