

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Nov 10, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

Saturday's Agenda: Tax Free Rent Income for Life

Each attendee will receive a free book Self Directed Tax Free Income

BRAD says "Work smarter not harder.

I now place properties in my Self Directed Roth IRA and 401kRoth.

Every penny of rent or resale profit is totally tax free.

Without income tax each property is worth double to me.

I can will this tax free income stream to my children, grandchildren.

I started with \$500 in the account. There are ways to use

borrowed money, partners, land contracts, seller financing, etc.

If you have high income there are methods available.

OR...**consider being "the bank"** and

loan out money from your IRA or 401K.

I am getting 15% interest on my loans, tax free. Did I say TAX FREE!

That's like getting 30% minus taxes.

Special Guest Mike Todd of IRA Innovations

is the Custodian for my account.

I have sent all my children and family to him.

He is driving up from Nashville TN at my request

just to talk with our group to explain

how you can put real estate to work into your IRA or 401K.

TIME TO RENEW!

All memberships expire Dec 31.

Don't lose Doxpop, \$6 credit reports,

strength in numbers, Membership in the

new INDIANA stateREIA organization

to lobby for landlords and investors, and much more!

Go to www.BartholomewLandlords.com

with check or credit card. Please complete a form to update our records.

Mark Your Calendar and phone reminders

For BCLA on the 2nd Saturday of every month.

We have not missed a session in over 20 years!

You can count on it!

Previous Month: Fire Safety Month

Free smoke detector to all attendees!

We looked at fire safety from the LL's view,

How to protect YOURSELF legally and

Protect your properties.

Legalities, insurance, prevention,

What to look for in your properties,

The form required by Indiana law,

Where to place SD's

Carbon Monoxide detectors

Checklist for your business.

Big News!!

In our continuing effort to bring value and quality (and discounts!!) to your membership in BCLA we (that's YOU!) are now part of the brand new Indiana State Real Estate Investors Assoc.

INstateREIA and

was formed to focus on laws and lobbying at the state level.

Example: the recent Landlord Registration passed in Columbus was based on a new state law passed by our state legislature.

Your BCLA dues are now supporting lobbying at the state level AND bringing us more discounts!

www.indianastatereia.org

INstateREIA has already been active helping LLs In Morgantown with the new utility rule which holds LLs responsible for the resident's bills.

Support the Vendors who Support US!

Special thanks to, and please support those who support us:

Assessor Lew Wilson and Ginny Whipple

Burt's Termite and Pest Control

Ceraland Family Park

Direct Concepts Flooring

Brad Grayson Seminars

Hallmark Mortgage Dave Seiwert

Home Depot- Art Slike

Love Chapel

MRC Managed Rent Collections – Chuck Doup

NTN Online Screening, Credit Reports – John Spafford

Old National Bank

Peters' Heating and Cooling

Repp Accounting –Sue Repp

Rumpke

RWS Rose & Walker Supply

Sherwin Williams

State Farm Dave Dailey

Wayne Meyer Electric

Window World

Coming up:

(no date) John Spafford of NTN-Online Credit Reports and Screening

(no date) Aida Rameriz explaining Service and Support Animal laws

Big change!

Community Buying Group is now part of Think Realty

To get your discounts you MUST opt in by calling

816-398-4130

Your discounts are gone until you opt in.

Our group code is **BCLA109**

BCLA pays for a group membership so no additional cost to you.

Sherwin Williams – HUGE discount nationwide, locally just show your BCLA card

84 Lumber (new!)

Sunbelt Rentals – discounts on equipment and tools

SimpliSafe – group pricing on security systems

And many more

JCPI Johnson County Property Investors

(“Franklin LL group”) are welcome the same as BCLA members.

BCLA

"Working together to provide quality housing & protect our investments."

President: Brad Grayson 812-376-3500 gmooffice@comcast.net.

www.BartholomewLandlords.com 3129 25th St #202, Columbus IN 47203

What you DON'T know CAN hurt you

- Handbook with Forms: Application, Lease, Late Letters, Inspections, Court, etc
- Online Court eviction records, (Doxpop) at no charge - worth \$300-500 per year
- Credit Reports, online, \$6. Criminal, Sex Offender reports available
- Buying Group – 10%+2% at Lowes, huge discount at Sherwin Williams, and more
- Learn how to be increase profits, reduce turnover, reduce headaches!
- Learn about tax advantages, extra deductions, rental bookkeeping
- You are not alone. Meet other local landlords facing the same issues
- Learn about court: eviction, garnishments, body attachments (warrant for their arrest)
- Learn about collections, finding skips
- Learn from speakers - local CPAs, attorneys, furnace repair, pro painters, etc.
- Swap names for contractors, suppliers
- Strength in numbers: representation on Housing Task Force, etc.
- Tenants can get free attorneys. What are you doing to stay ahead of them?
- Many laws are not logical; some are urban legends. Fines are huge.
- Ignorance of the law is not an excuse. Fair Housing laws, lead based paint laws, Flood Disclosure, building codes, and health codes apply to landlords with 1 or 1,000 units.

Membership: \$75 per calendar year (deductible business expense), made out to BCLA, and a completed registration form. New members joining midyear receive a large notebook of forms worth more than the membership fee, full of info geared to Bartholomew County, Doxpop online court records, \$6 credit reports, attorney program, discounts on paint and materials, contractor referrals, mailings, and email updates. New members joining in Oct, Nov, Dec automatically roll to the following year. Family members or legitimate business partners are included in a business's membership. Mid-year renewals are not discounted because BCLA must pre-pay for the services offered whether you used them or not.

Enroll online at www.BartholomewLandlords.com Heavy Doxpop users may see additional cost.

Monday lunch: Sirloin Stockade, Hwy 31 next to old Kroger. 11:30, every Monday even most holidays. Come as you are! This is an open forum business session, to network, listen, learn, ask question, share experience. Newbies and questions welcome!

Spend a little time with local landlords who have 20, 30, 50 years of experience.

Ya gotta eat! We're in the side room to the left of the food bars.

Monthly Meeting: We meet on the second Saturday of each month, 9-10am, with guest speakers, demonstrations, or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit. Door charge \$1. Guests welcome!

Location: Columbus Municipal Airport, Large Meeting Hall (downstairs). Fully accessible via elevator. 4770 Ray Boll Blvd, Columbus, IN 47203

Or drive north on Central Ave, follow the bend to the right, then left on Ray Boll Blvd. Next to the jet on display.

About BCLA: Bartholomew County Landlord Association is the largest and oldest local organization of housing providers supplying related information. Our aim is to help landlords and property managers get the information they need to serve the community's housing needs and to protect their own investments. BCLA has been meeting every month for over 20 years to address these issues. Members include private landlords, property managers, realtors, suppliers, and more. Your membership is vital as we work with community leaders to address housing concerns.

