



NEWSLETTER

AUGUST 2023

◀ **COMING EVENTS** ▶

General Meeting

Thursday, 03 AUG 2023

Giant Market, Camp Hill, PA

Doors open at 6:00 p.m.

Meeting begins at 7:00 p.m.

MEETING FEATURE



Rent Perfect is a key partner to CARPOA & NREIA as well as the solution rental property owners & managers have been crying out for! Their Online Lease Agreement allows you to send your tenant(s) a customized lease agreement, electronically & securely. They offer the most accurate & thorough credit & background screening available. Association members receive a discounted 95¢ set up fee.

A representative from Rent Perfect will be joining us to provide an in-depth review of their services and how they can make managing your properties easier.

Click their logo above to visit their site.

MEETING SPONSOR

Veteran-owned and operated, Soldiers Hauling brings military might and an exceptional work ethic



to every junk job. Our licensed and insured professionals arrive on time ready to handle whatever is needed to declutter your home or business and help you reclaim your life. Whether you need a single appliance removed, a dumpster to load, or a complete cleanout, we are the top-rated local junk removal company you can trust for prompt, professional service that exceeds expectations for quality and price.

Shannon Costill from Soldiers Hauling will be joining us to talk about their services and answer any questions you may have.

Click their logo above to visit their site.

FROM THE PRESIDENT

Hello fellow CARPOA members! The association has been very hard at work for the past few months updating and reorganizing to provide more value and content to our members. The new website, which is a huge improvement, was launched at the beginning of June. It provides easy access to information on upcoming events, recordings of our meetings, legislative updates, member forums, local and national vendor listings, as well as other resources to assist our members.



Not only does the new site provide more content for our members, but it also allows us to easily maintain memberships, collect payments, and to contact members. This improved system will allow the directors of the association to concentrate more on serving our membership, over performing tedious administrative tasks.

If you have not done so, I urge you to check out the new website at carpoa.org and update your profile. The information in your profile will help us tailor our programs to your business. Additionally, all the information you need to access our national vendor discount programs is on there. Home Depot, Equity Trust, MSI, Rent Perfect, Unbridled Wealth, and Sherwin Williams all have special pricing programs in place for our members. Not to mention, when you patronize these companies, you also support CARPOA as they donate a portion of your purchases back to the association!

Stay tuned for more folks! We have more new items in the works. As always, please reach out to one of our board members with any questions, concerns, or ideas you may have.

Warmest regards,

Michael Owen

<p style="text-align: center;">CARPOA Board of Directors</p> <p style="text-align: center;"><u>Officers</u></p> <table border="0"> <tr> <td>President</td> <td>Mike Owen</td> </tr> <tr> <td>VP/Secretary</td> <td>VACANT</td> </tr> <tr> <td>Treasurer</td> <td>Don Steele</td> </tr> <tr> <td>Executive Director</td> <td>Rita Dallago</td> </tr> </table> <p style="text-align: center;"><u>Committee Chairs</u></p> <table border="0"> <tr> <td>Legislative</td> <td>Rita Dallago</td> </tr> <tr> <td>Membership</td> <td>VACANT</td> </tr> <tr> <td>Program & Events</td> <td>VACANT</td> </tr> <tr> <td>Vendor-Business Assoc. Communications</td> <td>Arthur Sullivan</td> </tr> <tr> <td></td> <td>Mike Owen</td> </tr> </table> <p style="text-align: center;"><u>Advisory Members</u></p> <table border="0"> <tr> <td>CPA</td> <td>Mark Wetzel</td> </tr> <tr> <td>Attorney</td> <td>Brian Carter</td> </tr> </table>	President	Mike Owen	VP/Secretary	VACANT	Treasurer	Don Steele	Executive Director	Rita Dallago	Legislative	Rita Dallago	Membership	VACANT	Program & Events	VACANT	Vendor-Business Assoc. Communications	Arthur Sullivan		Mike Owen	CPA	Mark Wetzel	Attorney	Brian Carter	<p style="text-align: center;"><u>Contact Us</u></p> <p>Email – info@carpoa.org</p> <p style="text-align: center;">•</p> <p>Website – www.carpoa.org</p> <p style="text-align: center;">•</p> <p> www.facebook.com/caprentals</p> <p style="text-align: center;">•</p> <p>P.O. Box 431 Camp Hill, PA 17011</p>
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	<p style="text-align: center;"><u>Proud Member</u></p> <p>Pennsylvania Residential Owners Association (PROA)</p> 																						

◀ INVESTOR NEWS ▶

How To Grow a Small-Balance Retirement Account with Real Estate

Investors utilizing their self-directed IRAs are leveraging a little-known strategy called real estate joint ventures. You could potentially look at partnering your IRA funds with another investor's IRA funds to acquire property, and then split the profits based on your negotiated percentage split.

[Click here to read the full article from the Real Estate Journal](#)

PA Housing Market Sees Median Price Uptick in May

With the first day of summer and with warmer weather, we expect to see more activity in the real estate market.

So, it was encouraging to see a slight increase in the number of listings on the market in May with 36,146, compared to 35,458 in April, giving potential buyers a few more options. However, that's still 23% lower compared to May 2022.

[Click here to read the full article from the PA Assoc. of Realtors](#)

Home Flipping Activity Remains High As Investor Profits Show Signs of Improving

ATTOM, a leading curator of land, property, and real estate data, today released its first-quarter 2023 U.S. Home Flipping Report showing that 72,960 single-family homes and condominiums in the United States were flipped in the first quarter. Those transactions represented 9 percent of all sales

[Click here to read the full article from ATTOM](#)

◀ NATIONAL REIA ▶

Monthly Zoom Meeting on Friday, July 21st at 4 PM Eastern.

This meeting we will cover:

- Legislative Updates
- Industry Update with Rick Sharga

[Click here for more information and to register](#)

Monthly Zoom Meeting on Friday, August 18th at 4 PM Eastern.

This meeting we will cover:

- Legislative Updates with Charles Tassell
- You Bet Your Assets! What you need to know about ESA processing & more 2.0 with Victoria Cowart, Pet Screening

[Click here for more information and to register](#)

Did you know NREIA has their own University?

National REIAU, has made learning from some of the best fast, easy, and inexpensive.

National REIAU delivers great low-cost, high-quality investor training on exactly the subject you want, exactly when you want it.

[Click their logo for more information.](#) ▶▶▶



MEMBER BENEFIT SPOTLIGHT



At Unbridled Wealth, we know that you want to be confident when making financial decisions. To do that, you need to have someone in your corner to help you make good decisions. The problem is it can be tough these days to find someone you trust.

We believe you deserve to know the truth about your money. We understand the tension of financial uncertainty and quite frankly, that is why we are committed to building a plan that puts your best interests first. Here's how we do it:

- 1 – We'll pair you with the right wealth strategist with respect to your current finances.
- 2 – We'll craft a customized financial strategy tailored to how much money you earn.
- 3 – We'll help activate a personalized strategy for your money to make money.

Click on their logo to learn more



Locate your next investment. Through proprietary linking technology, advanced systems architecture, and a massive data repository, idiCORE provides ACTIONABLE INTELLIGENCE. Download the information flyer [here](#).

To receive NREIA member pricing, you can click on their logo or call (561)757-4022.

CLICK HERE TO FIND OUT MORE ON ALL OF OUR MEMBER BENEFIT PROVIDERS

MEMBER BENEFIT PROVIDERS