



Our goal is to educate members on all aspects of real estate and real estate investments. We also represent and advocate on behalf of our members before government bodies and enhance the image of investment property owners within the community.

FROM THE PRESIDENT

First, let me say that I am humbled to serve as the new President of the Capital Area Property Owners Association. Our organization is blessed with small but dedicated group of volunteers on the board of directors who care deeply about the association, its mission, and its members. There is a lot of work that goes on behind the scenes to make groups like ours successful, and I am thankful that we have a great team of folks putting in that work. I am excited and looking forward to helping the association grow and prosper with their help. We always have room for more! If you are willing to volunteer a little time and some ideas, we would love to have you on the team.

Second, let me say that now more than ever, real estate investment associations like ours play a vital role in advocating for fair and consistent laws and regulations from our elected officials. Each one of our members equals a vote when we speak to our elected officials. Let's also not forget that we also provide education and cost saving discounts to our members as well as helping to enhance the image of real estate owners within our community. I ask that you let fellow real estate investors know about us and encourage them to become members. I also encourage you to let us know what topics are important to you, so that we can look at incorporating the topic into future meetings. Please take a moment to inform myself. one of the other board members, or send us an email and let us know what you would like to see covered at a future meeting. Your input will ensure that we continue to provide valuable content. Thank you for being a member of the CARPOA family.

Warmest regards,
Michael Owen

CARPOA BOARD OF DIRECTORS

President – Mike Owen
VP/Secretary – Anbria Bates
Treasurer – Don Steele
Exec. Director – Rita Dallago
Director – Jacob Gildea
Director – Arthur Sullivan
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ADVISORY MEMBERS

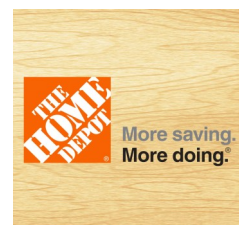
CPA – Mark Wetzel
Attorney – Brian Carter

CONTACT INFO

Website – www.carpoa.org

Email – info@carpoa.org

Facebook – [facebook.com/caprentals](https://www.facebook.com/caprentals)



•MONTHLY MEETING SPOTLIGHT•

Doors open at 6 p.m. for networking and socializing. Come network, hand out business cards, and socialize with fellow real estate investors and property managers. Attorney Brian Carter will also be available to everyone for questions.

At 6:45 p.m. we begin by opening the floor for anyone to offer any deals, to request service provider recommendations, or to bring up anything for discussion for the good of the group. We follow this with an update on legislative affairs before our featured presentation at 7 p.m.

MARCH MEETING FEATURE



DON'T MISS THIS ONE!

For March we will have best-selling author, national speaker, real estate entrepreneur, and adventurer Tom Zeeb joining us! Tom has been an active real estate investor since 2001, a published author, President of the Traction Real Estate Investors Association, Founder of Traction Real Estate Mentors, and the host of the “Get Traction” podcast. He also teaches across the country to help investors master negotiations at monthly REIA meetings as well as his Saturday workshops on the “Top five skills every real estate investor needs to master”. Bring your questions and be prepared to learn from one of the best!

MARCH SPONSOR



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•MEMBER BENEFIT SPOTLIGHT•

For all current member benefit providers, visit <https://nationalreia.org/benefits/>

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♦ **LEGISLATIVE NEWS** ♦

NATIONAL REIA STATEMENT ON THE BIDEN ADMINISTRATION'S RECENT ANNOUNCEMENT REGARDING RENTERS & HOUSING PROVIDERS.

The recent White House announcement regarding renters and housing providers is the largest overreach in recent history. It is an agenda driven effort meant to organize, unionize and politicize one-third of American residents. The effort is really addressing symptoms caused by federal policy and ignores centuries of state oversight of basic housing provider and renter laws, not to mention the 10th Amendment to the U.S. Constitution.

National REIA supports safe, quality and affordable housing and represents thousands of Americans investing in their communities providing housing options for their neighbors: the majority of rental housing in the U.S. The “inside the beltway” and “country club” approach to housing and a chronic federal hypocrisy on the issue is exactly why there is an ongoing supply problem.

[CLICK HERE TO READ THE FULL STATEMENT](#)

♦ **INVESTOR NEWS** ♦

MILLIONAIRES WHO RENT TRIPLE, HIGH INCOME RENTERS EARNING OVER \$150K REACH 2.6 MIL.

High-income renters earning \$150,000 or more saw rapid growth of 82% in five years — the most significant increase among all income groups — followed by renter households with annual incomes between \$100,000 and \$150,000 at 50%. At the same time, middle-income renters grew at a slower pace, but still posted double-digit increases. The only segment to register a drop was that of households earning less than \$50,000, which decreased by 11.2%...

[READ THE FULL ARTICLE FROM RENT CAFE HERE](#)

WHAT A POSSIBLE HUD ANNOUNCEMENT IN 2023 COULD MEAN FOR PRIVATE LANDLORDS

On April 12, 2022, Marcia Fudge, Secretary of the U.S. Department of Housing and Urban Development, issued a memorandum to her staff with the subject line: Eliminating Barriers That May Unnecessarily Prevent Individuals with Criminal Histories from Participating in HUD Programs. The six-month study period ended in October 2022 and In short, HUD is trying to determine what criminal criteria HUD programs should use, if any, when qualifying an applicant. History shows, when HUD makes a policy for government housing, they slowly try to implement it into the private sector. And even though it hasn't happened yet, it may be coming...

[READ THE FULL ARTICLE FROM THE RE JOURNAL HERE](#)

♦ **NATIONAL REIA INFORMATION AND EVENTS** ♦

NREIA Quarterly Insert Q1 2023

In this issue, we feature our Industry Partner Millennial Specialty Insurance, and preferred vendor, Equity Trust.

[CLICK HERE TO DOWNLOAD](#)

VIRTUAL DAY ON THE HILL—3/17/2023 Virtual from Washington DC

We are hosting a Virtual Day on the Hill for our March Update. We will host a few key administration representatives as well as hear from our lobbyists and Housing Coalition partners. This event will start at 2 PM Eastern and will end with a Keynote Speaker starting at 4 PM Eastern.

[CLICK HERE FOR MORE INFORMATION](#)

CRUISE TO ALASKA WITH ROYAL CARRIBEAN – 9/8/2023 - 9/15/2023 Seattle Washington

Experience seven days exploring the last frontier onboard one of the world's most groundbreaking ships, Ovation of the Seas. Join fellow real estate investors from all around the nation. Gather on the top deck to strategize that next deal or network over drinks after taking in a Las Vegas -style show. Either way, you're there to relax, network, and learn new things along with your fellow investors while gaining a new perspective on Alaska's wilderness. Along the way, you'll get to soak up the North's natural splendor as you cruise along Alaska's Inside Passage and get an up-close look at Dawe's Glacier and Endicott's Arm.

[CLICK HERE FOR MORE INFORMATION](#)