

the NASHVILLE INVESTOR

OFFICIAL PUBLICATION OF REAL ESTATE INVESTORS OF NASHVILLE

Digital
www.reintn.org

Providing leadership, education and collaboration in the ethical practices of real estate investing for the greater Nashville community and middle Tennessee.

2nd Quarter 2026
April - May - June

REIN MAIN EVENTS APRIL - MAY - JUNE

Secure Bank Credit • Protect your Privacy • Learn from Local Investors

**APRIL MAIN EVENT
THE BANK CREDIT
SECRET: \$100K-\$1M+
Unsecured Funding at
the Rates Banks
Reserve for Their Best
Clients
with Merrill Chandler**

What if your next bank approval was engineered – not hoped for?

Scan to register - April



**MAY MAIN EVENT
LAND TRUSTS
The Cornerstone of
Privacy & Asset
Protection
with Randy Hughes**

As a successful real estate investor, your properties are public record—making you an easy target for frivolous lawsuits and opportunistic attorneys. Remove the bullseye!

Scan to register - May



**JUNE MAIN EVENT
CASH FLOW
SMACKDOWN -
Which Strategy Reigns
Supreme?**

Cash Flow Cage Match is ON—top investors defend wholesaling, flipping, rentals, creative finance in a high energy REIN showdown. No fighting—just real deals, real tactics, and big takeaways.

Scan to register - June



Register Now www.REINTN.org/Calendar

Monthly Main Events Networking & Deal Flow Investor-Focused Education Beginner to Advanced

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ARE YOU AN ACTIVE OR PASSIVE REAL ESTATE INVESTOR?

By George Skidis

Before you know it April 15th will rear its ugly head you and your income tax preparer need to determine if you are a real estate professional, active investor or passive real estate investor. Knowing the difference can save you thousands of dollars on your income tax return.

To be an active real estate investor, you must personally manage, make decisions, and materially participate in operations to qualify for tax benefits. Requirements include owning at least 10% of the property, spending over 500 hours annually on activities, or meeting IRS material participation tests like the 100-hour/most-involved rule.

Key Requirements for Active Participation (IRS Definition)

Ownership: You must own at least 10% of the rental property.

Management Decision Making: You must be involved in "bona fide" management decisions, such as approving tenants, setting lease terms, and approving repairs.

No Passive/Limited Partner Status: You cannot be a silent partner or have limited ownership.

Material Participation Tests (To Qualify for Full Tax Benefits)

You must meet at least one of these, according to IRS Publication 925:

500-Hour Test: You spend more than 500 hours on the activity.

Sole Participant Test: You do substantially all the work.

100-Hour Test: You spend more than 100 hours, and no one else (including property managers) spends more.

Significantly Participated: You spend 100+ hours on multiple activities, totaling over 500 hours.

Real Estate Professional Status (REPS) Requirements

To deduct unlimited rental losses against ordinary income, you must qualify as a real estate professional by:

750-Hour Rule: Working at least 750 hours in real estate businesses (development, management, leasing, etc.).

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NEWSLETTER

Mary Wester, Robert Mohon, Bev Krueger, David Salyer

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REIN
REAL ESTATE INVESTORS OF NASHVILLE

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Funding for Fix & Flips, Air BnB properties, SFR acquisitions, SFR + Rehab, commercial properties, and much more!



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MAIN EVENT INFORMATION

PARKING AT MAIN EVENT

FREE convenient parking - rear of property
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Go straight, past the left side of the house on the hill Turn right. Park and walk to the canopy entrance of the event space in rear.

REIN LATE NIGHT

Join us after every Main Event (around 9:00 PM) for a late night dinner. This is an informal chance to network, meet other REIN members, and share a good laugh with friends. Everyone is welcome to join!
Sheraton Nashville Brentwood 760 Old Hickory Blvd, Brentwood TN

GUEST MEETING 6:20 PM

NETWORKING IN THE ROUND TABLE TOPIC DISCUSSIONS 5:00 - 7:00 PM

WELCOME NEW MEMBERS!

Barry McGlothin, Kayelee Hall, Brittany Carter, Eric Brown, Shammy Gallo, Amanda Nicks, Brad Nicks, Evan Lowitt, Christopher Obayagbona, Jeb Burchett, Josiah Williams, Russell Piazza, Erica Ringo, Aaron Ehrenberg, Sam Jenkins, Michael Jacobs, CareyAnn Cyr, Karla Kuhn, Tom Dagney, Callie Loewen, Ryan Smith, Apryl Valy-Herrmann, Michael Herrmann, Joseph Hicks, Olivia Lunkuse, Joseph Hooper, Abraxas Roden, Dede Bailey, Joseph Burke, Jessica Burke, Sheena McFarquhar, Jermaine McFarquhar, Amos Claybrooks, Bradley Kesler, Paul Nelson, Cason Grover, Jonathan Tyler, Cori Myrick, Daniel Tercey, Jeff L Livingston, Harry Hartman, Geoffrey Booker, Sherrie Yang, Jared Nelson, Landon Roberts, Julie Reynolds, Terry Lawson, Hayden Hillman, Dehler Amoroso, Connor McNulty, Bradley Pullen, AJ Brooks, Darius Scruggs, LaTroy Boseman, Naz Get



Welcome to the most comprehensive Land Trust website in the World. My name is Mr. Land Trust®, and I want to teach you all the benefits of using a Land Trust to hold title to your real estate investments.

<https://www.reintn.org/MrLandTrust-Home>



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At REI BlackBook, **we help stressed-out, busy real estate investors close more deals and build better businesses without sacrificing their souls.**

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The Bank Credit Secret: \$100K-\$1M+ Unsecured Funding at the Rates Banks Reserve for Their Best Clients

MONDAY, APRIL 13
5:00 - 9:00 PM

3710 Franklin Pike
Nashville, TN 37204



Merrill Chandler

Meet Merrill Chandler: The Man Who Teaches Investors How Banks Really Think

If you've ever been denied funding — or accepted high-cost private money because you thought you

thought you had no other option — this is the session that could change everything.

REIN is proud to welcome Merrill Chandler, nationally recognized authority on bank approval optimization and founder of GetFundable.com. With 35+ years in credit and finance, including more than eight years working directly within the FICO® ecosystem, Merrill has helped investors and entrepreneurs collectively secure over \$300 million in funding — with a documented 93% first-time approval rate.

His Bank Approval-Readiness System™ isn't credit repair. It's a structured, step-by-step framework that aligns your borrower profile, entity structure, and banking behaviors with the exact internal criteria banks use to approve — or deny — applications.

RE101



Joseph Hooper

How Real Estate Agents & Wholesalers Can Collaborate Effectively

This session explores how real estate agents and wholesalers collaborate on investor deals, commission structures, and off-market solutions for listings that aren't ideal for the MLS.

If you want it to lean more revenue-focused, more problem-solving, or more educational,

What You'll Discover:

In this presentation, Merrill will walk through real investor case studies and reveal how to access \$100K-\$1M+ in unsecured business credit lines at Prime +1% — without tax returns, financials, collateral, or expensive private money. You'll learn:

Why most entrepreneurs are unknowingly classified as "high risk" — and how to reposition into the bank's elite approval tier
The hidden approval triggers banks use that never appear on your credit report
The 4 borrower profiles banks eagerly approve — and which one you're closest to right now

How to engineer approvals across multiple institutions without triggering risk flags
How to build a funding infrastructure that produces predictable, repeatable bank approvals

The Bottom Line:

You'll leave knowing exactly where your borrower profile stands — and what it takes to access six-figure revolving lines, seven-figure capital capacity, and multi-bank approvals on demand. The shift doesn't take years. It takes positioning — and it can be executed within 120 days.

Don't miss this one.

Ask The Pro



Joe and Jessica Burke

From Different Worlds to 120+ Doors

Full-time real estate investors operating in Upstate NY and Nashville, TN, with backgrounds spanning construction, excavation, healthcare, and operations. Their portfolio includes flips, rentals, multifamily, and commercial value-add projects.

The Cornerstone of Privacy and Asset Protection

MONDAY, MAY 11
5:00 - 9:00 PM

3710 Franklin Pike
Nashville, TN 37204



Randy Hughes

****Take the Target Off Your Back****

As a real estate investor, your assets are on public display. People drive by them every day — and so do opportunistic attorneys

looking for their next easy target. Your hard-earned wealth is an open book in public records, and that lack of privacy may be the single biggest threat to your financial future. The good news? There's a simple, proven solution — and you don't need an attorney to use it.

Join us for an exclusive presentation with the national expert, Mr. Land Trust®, as he reveals exactly how to shield your assets, protect your privacy, and keep more of what you've worked so hard to build.

You'll discover:

- How to take your name off the public deed — without losing control
- Simple steps to building a financial fortress around your properties
- How privacy doesn't just protect you — it helps you make and keep more money

This is what the wealthy already know. Now you can too.

****Don't wait until it's too late.**** You can't buy fire insurance when the property is already on fire. The time to protect yourself is now — before you become a target.

Mr. Land Trust® will show you how. See you there.

RE101



Mike Kerr
Capital Fund 1

Leaving money on the table with your fix & flip financing? In this session, you'll discover how to leverage up to 92.5% of your total loan-to-cost — meaning less cash out of pocket and more deals you can actually do.

Ask The Pro



Brian Truman

With 24 years of sales experience and a focus on multi-family, retail, and business brokerage, Brian has closed deals at every level — from local investors to C-suite decision makers. He brings both market depth and community roots to every conversation.

The Wealthy Investors' Secret to Total Privacy

SATURDAY, MAY 16
9:00 AM - 5:00 PM
IN-PERSON

4525 Harding Pike
2nd Floor
Nashville, TN 37205



Most investors wait until disaster strikes. Wealthy investors don't — they stay invisible before a threat ever appears. Public records make you a target. When attorneys can't find what you own, they move on to someone easier to find.

Mr. Land Trust® will show you how to disappear from public radar and protect everything you've built. Join us at REIN for this critical session.

Cash Flow SmackDown – Which Strategy Reigns Supreme?

MONDAY, JUNE 8
5:00 - 9:00 PM
3710 Franklin Pike
Nashville, TN 37204



Ready for the most entertaining real estate education you'll get all month?

Step inside the Cash Flow Cage Match—where proven investors come in swinging (with numbers, not fists) to defend the strategy, they believe creates the best cash flow right now: wholesaling, flipping, buy-and-hold, creative financing, and more.

Expect real deals, real talk, and real tactics—plus friendly smack-talk, strategy call-outs, and “wait... how'd you pull THAT off?” moments. You'll learn what each approach does well, where it breaks, and what it takes to win in today's market.

Why You Need to Attend Cash Flow Cage Match:

See real strategies go head-to-head as experienced investors defend the cash-flow methods they use right now—not theory, not hype.

RE101



Dwayne Williams II
Single-Family Pro
Forma Modeling:
From Rule-of-Thumb
to Real Analysis

This hands-on session goes far beyond shortcuts like the 1% rule. You'll walk through acquisition assumptions, rehab budgets, financing, operating expenses, and exit strategies — all tied together using key metrics like IRR, cash-on-cash return, DSCR, and time-value-of-money calculations.

Compare multiple investing paths in one night instead of spending months chasing the wrong strategy for your goals.

Learn what actually works in today's market—and what breaks when conditions change.

Hear real deal breakdowns including wins, challenges, and lessons learned inside each strategy.

Cut through the noise and understand the trade-offs between wholesaling, flipping, buy-and-hold, creative financing, and more.

Get entertained while you learn with a fast-paced, high-energy format that keeps things fun and memorable.

Vote for the Cash Flow Champion and walk away knowing which strategy fits you, not someone else's business.

Leave with actionable insights you can apply immediately—whether you're new or scaling your portfolio.

No drama. No brawls. Just high-energy education and cash-flow moves you can actually use.

Who earns the Cash Flow Champion title? You decide

Ask The Pro

**Guest
To Be Announced**

Have a deal you can't quite figure out? Stuck on a strategy question? This is your chance to get real answers from an experienced investor. Bring your toughest questions and walk away with clarity, confidence, and actionable next steps.

JEFF LEY www.arrow-tn.com



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INVESTOR OF THE QUARTER - TANIA PIERCE



REIN - How did you get started in real estate investing?

Investor - I always loved architectural engineering (my first college major), HGTV (mostly the home renovation shows), and

updating my own personal and family's homes... and then I discovered REIN in 2018 after meeting/dating William Wood. I was fascinated by all of the education and investor experience available in this group and absorbed as much as I could before taking the biggest leap from corporate business analyst to home renovator in 2022.

REIN - What kind of properties do you invest in and why?

Investor - In 2022, after being added to several wholesaler lists, I started looking at some of the homes for sale, analyzing the true renovation costs, and figuring out my MAO (maximum allowable offer). I bought my first flip in the fall of 2022 and 6 more over the following year. I did mostly partial to full gut renovations and loved it. I have pivoted over the last year and a half to more support-based roles. I am now a licensed mortgage loan originator, a home stager, a spatial flow advisor, a home renovations advisor and problem-solver (including budget-saving ideas), a project manager and scope & budget planner/consultant.

REIN - What is the best deal you have done so far?

Investor - My best deal was the 3rd home I bought. It was the oldest home, but the location was great and the budget/timeframe was maintained, so it sold quickly with a six-figure net profit.

REIN - What was your worst deal or one that started off bad but turned out good?

REIN - What was your worst deal or one that started off bad but turned out good?

Investor - My worst deal is the one that I'm still trying to sell in Crossville, Tennessee. It has been listed for a year and a half (due to a road widening project that has been in progress in front of the home for the last 2 years and is still ongoing) and I'm losing money on this one.

REIN - Is there something you've learned along the way?

Investor - I've learned so much along the way. From proper budgeting, working with contractors (bidding the job and not agreeing to "cost plus"), code compliance and permit pulling, proper engineering and rough in requirements, handling finish work and punch lists, designing spatial flow and optimizing material procurement costs, properly staging and listing the renovated home.

REIN - What advice would you give other REIN members?

Investor - Try to find deals at 60% of ARV less repairs, especially if you are financing the project with a lender. Use licensed contractors who pull required permits. Be aware of what a buyer's inspector is going to inspect and try to budget for an inspection with a reputable inspector at the punch-out stage so that you can make those little repairs that may scare off potential buyers. Also, save at least \$60-\$80K of working capital before starting to flip houses. Finally, research the market wherever you want to invest. See how many houses are available and if there are lots of new builds with unmatched incentives for buyers. Also if days on market average 6 months or more, or if there are 6+ months of inventory you need to find a stronger market. Have multiple exit strategies and ones that make sense for the area you are investing.



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Perfect for brand-new or early-stage investors who want consistent expert guidance and a supportive community. Click QR code to learn more.

EXPRESS SUCCESS MONTHLY COACHING CALL



Vena Jones-Cox
3rd Tuesday of the Month
ONLINE
6:30 - 8:00 PM

If you're an Express Success member, you'll get an email with your link to the meeting. If you're not, you should join!

ONLINE MASTERCLASSES

Join us on Zoom for these amazing masterclasses. Go to www.reintn.org/calendar to find your class and register!



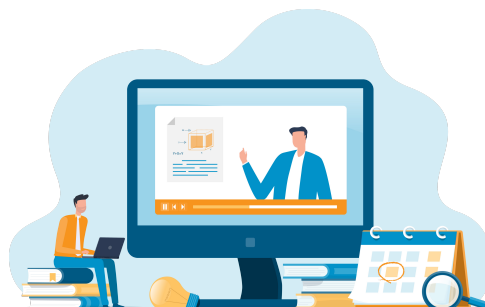
Saturday, April 11, 2026
Simple, Affordable, Effective Asset Protection for Real Estate Investors:
Online
8:00 AM - 12:00 PM

Saturday, April 25, 2026
How to Do "Subject To" (Legally, Ethically, and Profitably): Online
8:00 AM - 2:00 PM

Saturday, May 9, 2026
The 2026 Note Buyer's Thrival Guide:
Online
8:00 AM - 2:00 PM

Saturday, June 12, 2026
Build Your Cash Flow Factory: The Right Path to Creating, Growing, and Preserving Wealth: Online
8:00 AM - 2:00 PM

Saturday, June 26, 2026
Everything You Need to Know About 1031 Exchanges: Online
8:00 AM - 2:00 PM





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By Richard Scarbrough

A Quick Tax-Saving Strategy Every Investor Should Know

I started investing in the mid-1970s when rental real estate was the ultimate tax shelter—15-year depreciation, double-declining on equipment, and huge write-offs that often beat the cash flow. Then came the 1986 Tax Reform Act. Overnight, my 86 homes and hundreds of apartment units lost roughly one-third of their value. We rented Ellis Auditorium, auctioned everything off, and adapted.

Fast-forward: Congress later fixed an unintended consequence with IRC Section 469(c)(7) (added in 1994). This single section lets qualified real estate professionals deduct all rental losses against any other income—no matter how high their earnings.

Who qualifies?

Most people think “real estate agent only.” Wrong.

The IRS code (and the 2011 Miller v. Commissioner court case) defines 11 real estate activities:

- Construction
- Reconstruction
- Conversion
- Rental operation
- Management
- Brokerage
- And more

Combine time spent in any of these. The test is simple:

- 750 hours per year in real estate
 - More than half of your total working time
- If you meet both, you’re a real estate professional—even if you’ve never held a license.

Why it matters

Lowering taxable income cuts both your income tax and the 15.3% self-employment tax. Every dollar you save is worth about \$1.30 because you don’t have to earn extra to replace it.

How to maximize your losses (legally)

Depreciation

Skip complicated cost segregation—too risky on audit. Just buy more properties. Spend “cash flow” on improvements (new roofs, windows, kitchens, driveways, gas logs, etc.)—all deductible now, while boosting rents and tenant quality. Borrow against equity—tax-free cash repaid by your tenants.

Bottom line from 50+ years:

The real money comes from appreciation + tax shelter, not just monthly rent. Location is everything.

Ready to start?

Join REIN for education and like-minded partners.

Want more details? Let’s talk.

You might already be a real estate professional and not even know it.

Check your hours this year—you could be sitting on thousands in extra tax savings.



FOCUS GROUPS

Register for events at www.reintn.org/calendar

PUTNAM COUNTY INVESTORS



Sandra Lush, Lee Bledsoe
4th Mondays, 6:30 PM

Meeting In Person

Join us for dinner and a casual networking meeting for those who invest in the Cookeville / Putnam County area. New and experienced investors are welcome!

RUTHERFORD COUNTY INVESTORS



Nick Howell, Bev Krueger, Elliott Hallum, Brian Buckelew

Meeting In Person

Enjoy guest speakers, open discussion, and networking.
1st Mondays, 6:00 PM

WILSON COUNTY INVESTORS



Brent Wheeler, Zack Benner

Meeting In Person

Enjoy guest speakers, open discussion, and networking.
1st Tuesday, 6:30 PM

SUMNER COUNTY LUNCH



Karen Krywy-Sanders, Kelly Hiam

Meeting In Person

Casual networking lunch.

Last Wednesday, 12:00 PM

REIN BOOK CLUB

Expand your mindset, refine your business skills, and cultivate lasting wealth through powerful, thought-provoking books. A community-centered initiative designed to foster personal growth, financial literacy, and professional development. Each book will be read over 6-8 weeks

ONLINE

Selected Thursdays 6:30 PM - see calendar



Susan Clark Moren Adenubi Tim Davis

(continued from page 3)

50% Rule: Spending more than 50% of your total working time in real estate.

Documentation: Keeping strict logs of hours, as the IRS heavily scrutinizes these claims.

Alternative: Short-Term Rental Loophole
If you manage short-term rentals (averaging <7 days) and materially participate, you may be exempt from the 750-hour REPS requirement, allowing you to deduct losses.

Good Luck and Good Investing



FOCUS GROUPS

DAVIDSON / WILLIAMSON NETWORKING LUNCH



Elliott Hallum, Sharon Conour

Meeting In Person

Networking lunch and open discussion.

4th Thursdays, 1:00 PM

RUTHERFORD COUNTY LUNCH



Bev Krueger, Elliott Hallum, Brian Buckelew

Meeting In Person

Casual networking lunch.

3rd Wednesdays, 12:00 PM

REAL ESTATE INVESTING 101

Meets Before Main Event - In Person

New to real estate investing? We'll explore new topics each month with guest speakers & discussion.

ASK THE PRO



Zack Benner

Meets Before Main Event - In Person

This is your chance to ask our most seasoned investors the tough questions no one else will answer.

(Main Event is 2nd Monday each month)



FOR LOCATIONS, TIMES AND TO REGISTER

www.reintn.org/calendar



MULTIFAMILY INVESTORS



Brian Truman, Carly Radzimanowski, Sharon Conour, Jana Truman

Meets In Person

This group focuses on multi family investing strategies, education, and networking. **1st Thursdays, 2:00 PM**

MIDDLE TENNESSEE MARKET UPDATES



Elliot Hallum, Carly Radzimanowski

Online RECORDED

Middle Tennessee online market updates with REIN Past President Elliott Hallum.

1st Thursdays, 7:00 - 7:30 PM

LADIES REAL ESTATE INVESTORS



Lisa Carter, Nancy Cleppe, Julie Radebaugh,

Meeting In Person

Join the ladies of REIN to discuss real estate investing from a woman's point of view.

Last Tuesdays, 10:30 - 12:00 PM

CREATIVE DEAL STRUCTURING



Sharon Conour, Sandra Hale, Bernard Smith

Online

Join this educational meeting to learn and brainstorm real deals using creative deal structuring techniques.

1st Wednesdays online, 9:00 - 10:00 AM

SHARED HOUSING INVESTORS



Tiffani Ray, Mary Wester

Online

Guest speakers, sharing and discussion.

2nd Wednesday, 5:30 PM



Your Local REIA is a Powerful Accelerator for Your Success!

Your **local REIA** stands as one of the most powerful accelerators for turning your real estate investment goals into reality. In a market full of challenges and opportunities, it's not just another group —it's your dedicated support system designed to help you plan smarter, execute with confidence, and accelerate your path to building lasting wealth.

At the heart of what makes our REIA so valuable is **ongoing education** tailored to real-world success. Whether you're refining your wholesaling strategy, mastering creative financing, navigating current market shifts, or learning about local regulations, our monthly meetings, workshops, and guest speakers deliver practical, up-to-date knowledge. No more guessing or expensive trial-and-error—members gain insights that shave years off the learning curve and help avoid costly mistakes.

Then there's the **networking** that opens doors you didn't even know existed. Our events bring together investors at every level, along with contractors, lenders, agents, wholesalers, property managers, and private money sources. These connections lead to off-market deals, joint ventures, reliable teams, and partnerships that multiply your opportunities. Many members trace their biggest wins—whether a profitable flip, a cash-flowing rental, or a funded deal—directly back to relationships formed right here in our group.

For those moments when motivation dips or obstacles feel overwhelming, our **accountability groups** and **masterminds** provide the structure and encouragement you need to stay consistent. Share your goals, track progress, and get honest feedback in a supportive environment where big ambitions are normalized, not questioned. Surrounded by people who are actively building wealth, it's easier to push through doubt and maintain momentum.

Perhaps most impactful is talking with those who've already walked the path you're on. They've faced the same hurdles—tight cash flow, tough negotiations, tenant issues, or market downturns—and they're generous with their hard-earned wisdom. Tapping into their experience through one-on-one conversations or panel discussions can fast-track your decisions and boost your confidence.

Our community also celebrates **real wins**, no matter the size. From closing your first deal to scaling to a multi-property portfolio, we recognize progress and keep the energy high. When you show up consistently—to meetings, events, deal-sharing sessions, or casual meetups—everything realigns quickly. Fresh ideas flow, partnerships form, and that sense of isolation fades.

In short, your local REIA equips you with the tools, people, and mindset to succeed faster and with less friction. Stay plugged in: attend regularly, engage actively, and leverage every resource available. When your mind is aligned and you've got a strong network behind you, building wealth through real estate shifts from "possible" to truly exciting—and achievable.

Now go make it happen—your next big step might be just one meeting away!



Rebecca McLean
NREIA Executive Director



Quikkit Makes Kitchen Remodeling Fast, Easy, and Affordable!

Quikkit makes kitchen remodeling fast, easy, and affordable with complete cabinet refacing kits designed for a quick makeover. Since opening in 2017, more than 50,000 homes have chosen Quikkit for its simple ordering process, straightforward installation, and budget-friendly pricing. Orders are custom made to your specifications and delivered in just 5–10 business days.

Offering a wide range of popular styles and colors for kitchen and bathroom cabinet doors, Quikkit provides superior-quality products that help increase rents and occupancy while delivering maximum return on investment. An easy kitchen makeover truly starts with Quikkit.

Fast, Easy and Affordable Kitchen Cabinet Refacing



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After



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HOW TO FIND COMPS



REIN Link <https://www.reintn.org/propstreamtrial>
This is REIN's special deal on this service.

Propstream is a service that runs comparables and REIN members get a special price on it. It works in all areas of the country with rare exception and members can sign up for it monthly and cancel anytime.



Join the Connected Investors Support Group ONLINE via Zoom. Find out from other users and future users like you, how to make the most of this Connected Investors website including finding comps.

Register www.reintn.org/calendar and sign up for this REIN benefit.

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people you aspire to be like



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APRIL EVENTS

- 1 Creative Deal Structuring Online
- 2 Multi-Family Investors
- 2 REIN Book Club
- 2 Monthly Market Updates Recorded
- 3 Haves and Wants + PropSwap Online
- 7 Wilson County Investors
- 8 Shared Housing Investors Online
- 10 Haves and Wants + PropSwap Online
- 11 MASTERCLASS: SIMPLE, AFFORDABLE, EFFECTIVE ASSET PROTECTION FOR REAL ESTATE INVESTORS ONLINE**
- 13 MAIN EVENT - WHO OWNS WHO? TAKE BACK CONTROL OF YOUR RENTAL PROPERTIES**
- 14 National REIA Meeting Online
- 15 Murfreesboro Networking Lunch
- 16 REIN Book Club
- 17 Haves and Wants + PropSwap Online
- 21 Express Success Coaching Call
- 23 Davidson-Willamson County Networking Lunch
- 24 Haves and Wants + PropSwap Online
- 25 MASTERCLASS: HOW TO DO "SUBJECT TO" (LEGALLY, ETHICALLY, AND PROFITABLY) ONLINE**
- 27 Putnam County Investors
- 28 Ladies Real Estate Investors
- 28 Connected Investors Support Group
- 29 Sumner County Networking Lunch
- 30 REIN Book Club
- 30 High Leverage, Low Stress: Loans Designed for Savvy Investors A REIN Partner Event with Capital Fund 1

MAY EVENTS

- 1 Haves and Wants + PropSwap Online
- 4 Rutherford County Investors Meeting
- 5 Wilson County Investors
- 6 Creative Deal Structuring Online
- 7 Multi-Family Investors
- 7 Monthly Market Updates Recorded
- 8 Haves and Wants + PropSwap Online
- 9 MASTERCLASS: THE 2026 NOTE BUYER'S THRIVAL GUIDE ONLINE**
- 11 MAIN EVENT - LAND TRUSTS - THE CORNERSTONE OF PRIVACY AND ASSET PROTECTION**
- 13 Shared Housing Investors Online
- 14 REIN Book Club
- 15 Haves and Wants + PropSwap Online
- 16 IN-PERSON WORKSHOP - THE WEALTHY INVESTORS SECRET TO PRIVACY**
- 19 Express Success Coaching Call
- 20 Murfreesboro Networking Lunch
- 22 Haves and Wants + PropSwap Online
- 25 Putnam County Investors
- 26 Ladies Real Estate Investors
- 26 Connected Investors Support Group
- 27 Sumner County Networking Lunch
- 28 Davidson-Willamson County Networking Lunch
- 28 REIN Book Club
- 29 Haves and Wants + PropSwap Online

JUNE EVENTS

- 8 MAIN EVENT - CASHFLOW CAGE MATCH: REAL ESTATE SMACKDOWN!**
- 13 MASTERCLASS: BUILD YOUR CASH FLOW FACTORY: THE RIGHT PATH TO CREATING, GROWING, AND PRESERVING WEALTH ONLINE**
- 27 MASTERCLASS: EVERYTHING YOU NEED TO KNOW ABOUT 1031 EXCHANGES ONLINE**

SIGN UP FOR EVENTS AT
WWW.REINTN.ORG/CALENDAR

