

Benefits Manual



2023-2024



2023 - 2024

National Real Estate Investors Association

promote | protect | educate





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SIGN-UP FOR YOUR HOME DEPOT PRO XTRA ACCOUNT

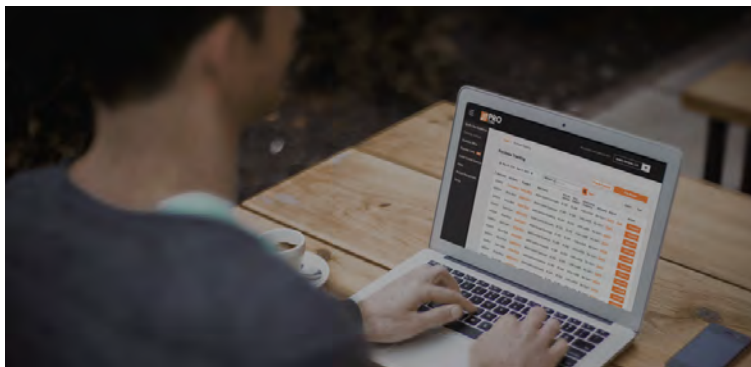
- 1) **Enroll** at www.homedepot.com/proxtra.
- 2) **Register** any form of payment accepted at The Home Depot. These include checking accounts, credit cards, debit cards and THD accounts. **IMPORTANT - YOU MUST ADD THE AGREEMENT CODE: NREIA**
- 3) **Send an Email** to HomeDepot@nationalreia.org to make sure your account is set up properly and that you are escalated to Gold Status for your 20% Paint Discount.

*** Enrolled members must spend a minimum of \$5,000 each 6 months (Jan-Jun, Jul-Dec) to be eligible. Your rebate will be issued biannually, within 60 days following the biannual rebate periods 6/30 and 12/31. All rebates issued that total up to \$1,000 will be paid by a Home Depot gift card. ***

PAINT PROGRAM

Members receive a 20% discount on Interior and Exterior Paints & Primers including all of the Home Depot quality paints (Behr, Kilz, PPG and Zinsser). A one-gallon minimum purchase is required.

It is very simple to use, just key in your primary phone number associated with your HD Pro account into the keypad at checkout.



CABINET PROGRAM

- 1) Go to www.nationalreia.org/HDCabinets
- 2) Download the Hampton Bay Catalog and browse the cabinets and finishes available to select your cabinet style.
- 3) Complete the form for the coupon at the bottom of the page and click send. The coupon WILL be required to receive the 10% discount and is a one-time use coupon..
- 4) (Optional) Download the DesignConnect Form and complete all information. NOTE: Your Member Number is your HD Pro registered phone number. E-mail or fax the completed form to the Design Team at the e-mail address/ fax number listed on the form along with any supporting documents such as dimensions, drawings, etc. You may also contact them via the phone number listed with any questions.

The Home Depot
*offers customized
solutions & tremendous
savings for members of
National REIA through
their Pro Xtra program.
NREIA Members receive
a 2% biannual rebate,
20% off interior &
exterior paints & primers,
volume pricing, and
access to much more!*



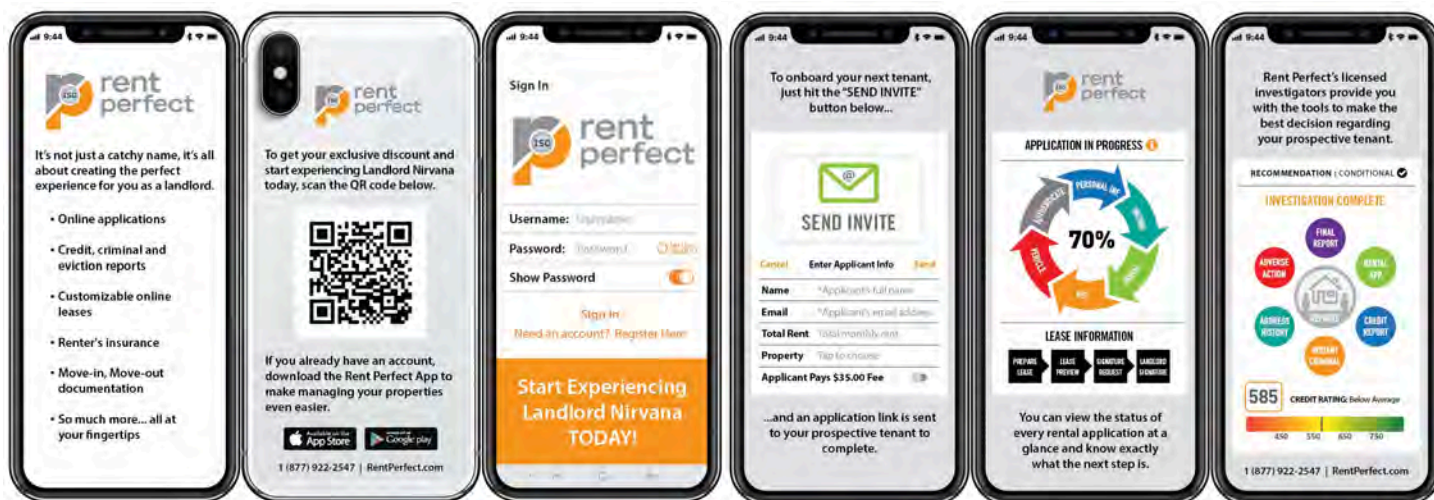
rent perfect

An Investigative Screening Company

Rent Perfect offers the most accurate & thorough credit & background screening services available. They make being a landlord simple by making the application and screening process easy as pie. And, the best part? The applicant can even pay for the background fee them self - making it free for you! National REIA members receive a discounted 95¢ set up fee. Sign up today to start screening your tenants and gain access to other services such as digital lease agreements, online rent payments, renters insurance for your tenants and more. Visit www.RentPerfect.com to get started.

Rent Perfect is 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. NREIA members receive a discounted 95¢ set up fee.

rent perfect offers
skip tracing!



<https://bit.ly/3IVoFCi>





Millennial Specialty Insurance (MSI)

offers NREIA members multiple insurance products specifically designed for Investors and their tenants.

Features include no underwriting or inspections, 24/7 desktop & smartphone certificate delivery system, outstanding claims management service, and a very knowledgeable & courteous staff to handle your insurance needs.

Ask any investor and they'll tell you they have a lot on their plates – not to mention an eye on the horizon looking for that next deal. Insurance should be one of the last things investors have to worry about especially when it comes to good coverage and quality customer service. **Millennial Specialty Insurance** (formerly Arcana) knows and understands these concerns. That is why they offer unique, intelligently designed insurance coverage for today's real estate investors.

Through an exclusive partnership with National REIA, MSI is offering members multiple insurance products specifically designed for Investors. They are focused on delivering quality insurance and protection products to the housing market. They are dedicated to absolute efficiency, excellent personal service, and industry leading technology. It is their mission to provide customers streamlined operational processes and state of the art technology.



Millennial Specialty Insurance...
Flexible, agile, and
committed to your success.

<https://nreia.arcanainsurancehub.com>

ph 844-898-8110



UNBRIDLED WEALTH

Jason K Powers

The Infinite Banking Concept is the best place to warehouse your wealth that has guarantees and safety, while providing ready access to your money allowing you to take over the banking function in your life.

Imagine a life without the bank... What would life be like if you never had to borrow from the outside bank again? What if you could borrow from yourself? What if you could create a privatize family banking system that would allow you and your loved ones to have access to, throughout your life and long after you're gone?

Unbridled Wealth offers
*the Infinite Banking
Concept, which is the best
place to warehouse your
wealth that has guarantees
and safety, while providing
ready access to your
money allowing you to
take over the banking
function in your life. Big
journeys begin with small
steps.*

Big journeys
begin with the
small steps



www.1024wealth.com/NREIA



Equity Trust has made available an exclusive offer for members of National REIA that contains big savings while unlocking more funds for their real estate investments.

Simply call 844-732-9404 to open a new account and pay only a \$99 annual account maintenance fee for one full year. You'll also receive FREE National REIA Gold Level Service, now including, two complimentary wire certificates, two complimentary expedite certificates, and two free tickets to a Wealth Building Workshop (in all, over \$720 in savings).

Equity Trust Company,
a leader in Self-Directed IRAs, offers NREIA members a \$99 Self-Directed IRA for one year (regardless of account value) with Gold Level Service. Equity Trust provides investors the opportunity to take control of their financial future and boost their retirement.



\$99 Self-Directed IRA
for 1-full year,
regardless of
account value
(\$205 minimum value)



Complimentary
National REIA GOLD
Level Service
Membership
for 1-full year
(\$249 value)



NOW INCLUDING!
Two certificates for
FREE expedited
processing and two
certificates for **FREE**
investment wire
transfer
(\$210 value)



Digital Download of
the #1 Ranked (on
Amazon) book –
Self-Directed IRAs:
Building Retirement
Wealth Through
Alternative Investing
(\$14.95 value)



2 Free Wealth Building
Workshop Tickets
(\$144 Value)

Learn more by calling **844-732-9404** or by
visiting **www.TrustETC.com/NationalREIA**





Accruit

A Millennium Trust Solution

Accruit, a Qualified Intermediary, is one of the leading, independent, service providers of 1031 exchanges. They specialize in these complex financial transactions, so their clients don't have to. Accruit boasts five in-house Attorneys, dedicated service coordinators for individualized service, and multiple Certified Exchange Specialists.

Through their patented 1031 exchange technology they are

Accruit is one of the leading, independent, service providers of 1031 exchanges. They specialize in these complex financial transactions, so our clients don't have to. Through their patented 1031 exchange technology they are able to provide a better customer experience through a fully paperless process, electronic signatures, and automated critical deadline reminders.

able to provide a better customer experience through a fully paperless process, electronic signatures, and automated critical deadline reminders. Their team of experts boast over 200 years of combined experience in the 1031 Exchange industry, their clients can feel confident that their 1031 exchange will be completed to the highest standards.

Accruit can facilitate the following types of 1031 Exchanges: Forward, Reverse, Build-to-Suit/Improvement, Specialty "Non-Safe" Harbor Exchanges. Members of National REIA receive 10% off exchange fees.



 **Defer Capital Gains Tax
with a 1031 Exchange**

www.accruit.com/nreia

ph: 800-237-1031



Avis Budget Group and its subsidiaries operate one of the world's best-known car rental brands with approximately 5,500 locations in more than 165 countries. Avis has a long history of innovation in the car rental industry and is one of the world's top brands for customer loyalty! Avis is owned by Avis Budget Group, Inc., which operates and licenses the brand throughout the world.

Avis Budget Group and its subsidiaries operate one of the world's best-known car rental brands with approximately 5,500 locations in more than 165 countries. Avis has a long history of innovation in the car rental industry and is one of the world's top brands for customer loyalty!

Members of National REIA receive special discounted pricing when renting a car at Avis.com and Budget.com.

- At Avis.com, use Avis Worldwide Discount code (AWD): T866500
- At Budget.com, use Budget Customer Discount (BCD) code: Z657900



www.Avis.com www.Budget.com



Need a sign or banner to help find that next flip or even fill a vacant unit? National REIA members can save up to 20% on all purchases of Retractable Banners, Yard Signs & accessories, Vinyl Banners and more from the World's Largest Online Sign Retailer, BuildASign.com. Use their exclusive design templates and graphic elements to build your product from scratch, or upload your own graphics, images and designs and have them delivered right to your doorstep.

BuildASign.com is the world's largest online sign retailer. National REIA members receive up to 20% off all purchases of Retractable Banners, Yard Signs and accessories, Vinyl Banners and more. Simply upload your own artwork or use their design tool to make your own custom signs and have them delivered right to your doorstep.



NATIONAL REIA PROVIDES VALUABLE BENEFITS

**Pro**

2% Cash Back Rebate
20% Off Paint and More

**REIA SURE**
INSURANCE GROUP

Rent Guarantee & More

**MILLENNIAL**
SPECIALTY INSURANCE
FORMERLY ARCANIA INSURANCE

Investor Focused Coverage

**rent perfect**
The Investigative Screening Company

Tenant Screening and
Lease Management

**reipro**

Leads & Investment Tools

FUNDING INVESTOR SOFTWARE CAR RENTALS
EDUCATION SIGNAGE SELF DIRECTED IRA
MARKETING TOOLS SKIP TRACING SHIPPING
LEGISLATIVE UPDATES COMMUNITY

Members of National REIA receive up to 20% off all purchases of Retractable Banners, Yard Signs and accessories, Vinyl Banners and more. And, for your convenience, all Signage can be purchased right through NREIA's custom signage portal.



www.buildasign.com/eas/nreia
ph: 877-858-4588



CallFire's easy-to-use platform enables businesses of all sizes to engage with customers instantly on their mobile phones, saving time and money. They offer one of the world's most trusted communications platforms for voice and text messaging. Use CallFire to compose and send SMS text and voice broadcasts in minutes.

Members of National REIA receive special rates of for Voice Broadcast and Text Messages. In order to take advantage of this special discount the following steps must be followed:

1. If you don't already have one, create an Account at callfire.com.
2. Send an email to Info@nationalreia.org with the email associated with your callfire account, the association you belong to and your expiration date.
3. Please wait 1 to 2 business days to make sure your account has been upgraded to National REIA's special pricing of 2.5 cents per voice blast and 3 cents for text blasts.

Start engaging your customers now

CallFire's platform can deliver + track results



Create your message

You can create and send text and voice messages from any computer



Use CallFire to reach an audience of any size



Track your results

Gain a better understanding of what works and make smarter decisions

www.CallFire.com

CallFire offers one of the world's most trusted communications platforms for voice and text messaging. Use CallFire to compose and send SMS text and voice broadcasts in minutes. National REIA members will receive special rates of for Voice Broadcast and Text Messages.



CamaPlan

CamaPlan can show you how you can invest in single family and multi-unit homes, apartments, condominiums, commercial property, land, and foreign property with a self-directed IRA/401k. Best of all, the earnings on your investment are tax-free or tax-deferred, providing you the opportunity to maximize your investment returns. Investing with your IRA or 401K is easy and inexpensive.

Camaplan offers a wide range of self-directed retirement account options, including IRAs, 401(k)s, and HSAs, allowing investors to diversify their portfolios with alternative investments such as real estate, private equity, and more.

NREIA members can choose CamaPlan and save up to \$784, including a free consultation with the founder, and one year of VIP customer service. Plus, there are no annual fees until your first investment. You'll also receive one free expedited transaction processing and two complimentary outgoing wires for your real estate deals.

- ✓ ***No Annual Fees until your first deal***
- ✓ ***Free Consultation with CamaPlan Founder***
- ✓ ***One year VIP Customer Service***
- ✓ ***One free expedited transaction***
- ✓ ***Two complimentary outgoing wires***

<https://www.iraasset.app/nationalreia>
ph 386-742-6888



Constant Contact helps small businesses do more business! National REIA members now have access to the Constant Contact email marketing system at up to 25% off. Send emails, run promotions, and get feedback, all from one easy-to-use account. Email marketing can help you build stronger relationships with your clients, so they keep coming back.

Need help? Constant Contact's award-winning coaches are just a phone call away to make sure you succeed.

As a member of National REIA, you get:

- Easy-to-use products and access to free, branded templates! Simply click on it to update content
- Free phone support and live help to get your account started and answer your technical and marketing questions
- Great discounts including 10% off monthly, 20% off our 6 month pre-pay fee, or 25% off our 12 month pre-pay fee.

Call 1-855-815-5450 or email coach@constantcontact.com for help getting started on a free, no risk 60 day trial!

Constant Contact's
Toolkit offers NREIA members one tool, for all their marketing. Customers get real results through marketing campaigns like email newsletters, surveys, events, Facebook promotions, online listings, and more.

Powerful Tools. Marketing Advice. And More.

**Powerful email
marketing made
easy.**

See all the great things it can do for your business.

<http://nationalreia.constantcontact.com>



Investing in distressed real estate represents incredible short and long-term profit potential. Whether your strategy is to “buy and flip” or “buy and hold” - or you’re just looking to crack into a specific local market - Foreclosure.com is loaded with money-rich opportunities.

Foreclosure.com gets its investment-laden listings directly from hundreds of leading foreclosure lenders and government servicers, as well as an extensive network of corporate sellers. We then apply cutting-edge technology to check and double check this valuable investment information to ensure that you are the first to receive the most trusted, accurate property listings available anywhere.

That’s because timing and accuracy mean everything when it comes to successful real estate investing.

In addition to a 25% discount, NREIA members receive:

- Unlimited access to properties nationwide
- Customized property alerts
- Access to property photos & aerial maps
- The ability to contact the best local agents



It’s time to grow your real estate investing portfolio. And it starts today with 25% off a Foreclosure.com monthly subscription for NREIA members only.

Log in to your NREIA member account for your exclusive 25% off discount link Foreclosure.com’s best deals don’t last long -- act now before it’s too late.



<https://bit.ly/3MFsXPa>



Foreclosure.com

connects smart real estate investors with the best discounted (and off-market) distressed property deals located throughout the U.S. NREIA members receive 25% off monthly subscription fees, securing exclusive behind-the-scenes access to their database of nationwide profit-rich foreclosure, preforeclosure, bankruptcy, short sale and wholesale investment opportunities.



Very few people in real estate investing can say they enjoy manually entering all of their company's purchase data into an Excel spreadsheet. The process is tedious and tiresome; the more you do it, the more likely it is that you might fall asleep at your computer and wake up with your keyboard imprinted on your face.

That's where HammerZen steps in to save the day. They have partnered with National REIA to help members save time & money by keeping track of Home Depot purchases and efficiently importing purchase data right into QuickBooks. It can be used to create accurate 'actual vs. estimates' and become more competitive without even needing to hire a bookkeeper. How?

The HammerZen app automates the data import process from The Home Depot right into QuickBooks. Typically, you needed to review your receipts and then type in each tiny detail, digit-by-digit. When you use HammerZen, you can automatically upload hundreds of statements in a matter of minutes! It's like stress-free accounting. HammerZen eliminates the potential for any errors, significantly increasing the accuracy of your data so that you can produce accurate reports and estimates. Approved by Intuit, HammerZen is one of the most valuable tools you can have at your disposal.

HammerZen is one of a select few Intuit Premier Resellers in the country, authorized by Intuit to sell, implement and support QuickBooks and its related products at the lowest possible price. Members of National REIA exclusively receive \$2 off of the HammerZen app. Visit the address below to start your free 30-day trial.

HammerZen's program for Quickbooks provides NREIA members the following benefits:

- ✓ Preferred low pricing
- ✓ Exclusive to NREIA members
- ✓ Collaboration with industry experts
- ✓ A dedicated, reliable support team
- ✓ All the help you need to succeed



HammerZen helps businesses save time & money by keeping track of Home Depot purchases and efficiently importing purchase data right into QuickBooks. Use it to create accurate 'actual vs. estimates' and become more competitive without even needing to hire a bookkeeper.

www.HammerZen.com/NREIA



idiCORE™

idiCORE helps real estate investors locate their next investment. They offer leading-edge data and investigative solutions for debt recovery, due diligence, risk assessment, fraud prevention, authentication, and legislative compliance.

Through proprietary linking technology, advanced systems architecture and a massive data repository, idiCORE provides ACTIONABLE INTELLIGENCE. They offer same-day batch processing, you pay only for hits – not per record, and there are no monthly minimums or sign-up fees. By utilizing public record and proprietary data, idiCORE provides intelligent insight into people, assets, and interrelationships.

Through an exclusive arrangement, members of National REIA receive a special price package of 100 searches for only \$50 per month.

idiCORE offers industry-leading contact information to market to motivated sellers/buyers:

- Phones
- Addresses
- Emails
- Relatives
- Financial Flags
- Deceased Flag



www.ididata.com/nreia

idiCORE helps real estate investors locate their next investment. Through proprietary linking technology, advanced systems architecture and a massive data repository, idiCORE provides ACTIONABLE INTELLIGENCE. They offer same-day batch processing, you pay only for hits – not per record and there are no monthly minimums or sign-up fees.



Founded in 1990 by Ingo Winzer, Local Market Monitor began as a quarterly publication before making its way to the Internet. Ingo developed the National Review of Real Estate Markets, which analyzed conditions in 100 US Markets, using such economic data as home values, employment growth, and population growth. He developed the concept of Equilibrium Home Prices, which has proved valuable in assessing real estate market risk during the last two economic cycles.

Local Market Monitor continues to evolve in response to the needs of their customers and advances in technology. They've expanded their market coverage and refined their forecast models to enhance the value of their services. Members of National REIA receive 25% off all purchases of Personal Investor Market Reports by using promo code REIA.

Local Market Monitor
*provides decision tools
for residential real
estate investors with
straightforward logic and
real time information for
opportunity analysis.
National REIA members
receive 25% off all
purchases of Personal
Investor Market Reports.*



The Experts in Local Markets.
Forecasts of home prices, rents,
and investment risk.

320 Metro Areas, 3,000 Counties, 20,000 Zip Code Areas

www.LocalMarketMonitor.com



If you've ever flipped a house or bought & sold property you have undoubtedly run into a "stink" along the way that you struggled to get rid of. Whether it was from a long-gone mystery pet or maybe an unplugged freezer, it seems everyone has a story.

That's where OdorXit steps in. You name the odor; and they have a product that can safely eliminate it. Their products are not just a cover up but eliminate the odor at the source. They are safe to use around people, pets and the planet as well as being easy on your bottom-line. In other words, you'll replace a whole lot less flooring, concrete, tile and grout in your properties which keeps your rehab costs much lower.

National REIA members get 25% off when you use the discount code NREIA25. You work too hard to give up your profits to odors! Get OdorXit Products at a discount and get full price for your listings and rentals!



OdorXit believes that you work too hard to give up profits to odors! You name the odor and they have a product that can safely eliminate it. Their products are not a cover up, eliminate the odor at the source and are safe to use around people, pets and the planet. NREIA members receive a 25% discount on OdorXit products.



www.OdorXit.com
ph 877-Odor-X-it



ODP Business Solutions offers tremendous savings, award winning customer with up to 55% off retail on office supply, cleaning & breakroom items. In addition, they offer significant savings on copies & printing as well as free next business day shipping on orders of \$20 or more!

ODP Business Solutions (formerly Office Depot / Office Max) offers tremendous savings and the convenient ability to buy online & pickup in-store, with up to 55% off on office & cleaning supplies. In addition, they offer significant savings on copies & printing as well as free next business day shipping on orders of \$20 or more!

Save up to 10% off virtually all products at ODP Business Solutions, plus:



UP TO 55% OFF

Super savings on
400+ items



20% OFF

off branded ink and
toner; 10% off ALL
private brand



20%-55% OFF

On cleaning and
breakroom core



10% OFF

Technology solutions
core items



UP TO 40% OFF

Black & white copies;
25% off color copies



FREE DELIVERY

For qualifying orders
of \$20 or more

Shop your favorite brands and save.



Nestle



logitech



BOISE

www.odpbusiness.com

*Scan this QR code to
register for an account*





PartnerShip has decades of experience managing LTL freight, small package, and truckload shipping for thousands of businesses nationwide, so we understand your industry and your needs.

Working with PartnerShip is like having your own dedicated shipping department. Our huge network of carrier partners, strong industry relationships, and shipping expertise gives you peace-of-mind that only comes from working with a trusted partner.

Members of National REIA can save money on every inbound, outbound, small and large shipment through PartnerShip's National REIA Shipping Program. To get started, simply, enroll online at the web address below to receive discounts on small package shipping services from select FedEx Express (45% off) and select FedEx Ground services (25% off).

PartnerShip helps members save 45% on FedEx Express and 25% on FedEx Ground through the National REIA Shipping Program. Whether your package needs to move across the country or across the world, this free National REIA member benefit will help you ship smarter.



www.PartnerShip.com/73NREIA



Privy is a real estate investing software platform that helps real estate professionals more easily find, analyze and track investment properties. Privy empowers investors with the best and most accurate MLS data to quickly analyze any deal with powerful comping algorithms. Their system automates the process of finding deeply discounted deals and off-market leads - based on what other investors are already having success with. They help educate investors based on real time before & after data and photos from deals other investors are doing in their target market. All of this saves Privy users tons of time, delivers real deals to their inbox and gives them the confidence in their numbers they need to take action. Privy offers members of National REIA a "blanket" 10% discount by using the code "NREIA".

Privy is a real estate investing software platform that helps real estate professionals more easily find, analyze & track investment properties. Privy delivers real deals to the investor's inbox and gives them the confidence in their numbers they'll need to take action!



www.getprivynow.com



REIAssure offers the SES Master Policy for Small Multifamily Dwellings and SES Landlord Insurance Program.

The SES Master Policy for Small Multifamily Dwellings safeguards your entire residential portfolio under one policy. It's custom built to protect investors with portfolios comprised of residential rental properties and small multifamily dwellings. What's more, their policy enables you to add assets at any time throughout the course of the term, providing valuable flexibility to grow your portfolio. The real estate investment industry is dynamic and requires a fluid approach to portfolio and risk management. Our program allows you to focus more on your client and less on the day-to-day transactional aspects of property investors.

REIAssure offers multifamily insurance options for property managers and small multifamily investors. Their programs allow for more client-focus and less on the day-to-day transactional aspects of property investors.

Increase income and owner retention with SES Landlord Insurance Program. SES's specialized insurance program is designed exclusively for PMs who manage multiple rental properties on behalf of property owners, providing an affinity program insurance policy that covers all of the PM-managed properties in the program.



<https://reiasure.com>

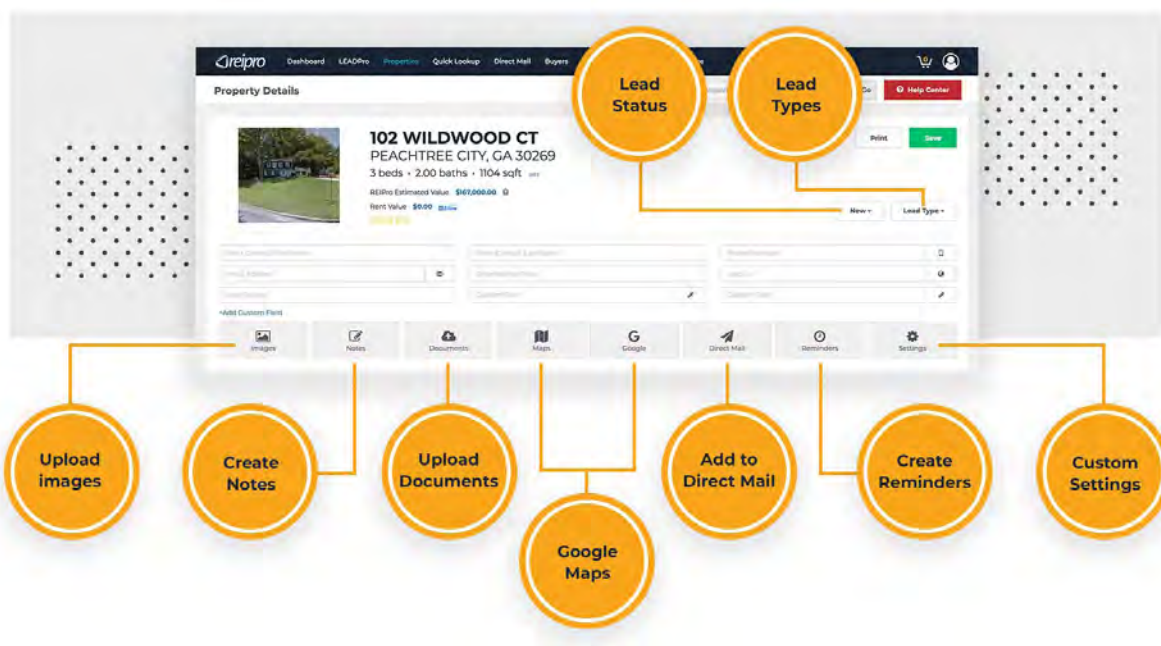


Time is money and when investors are able to spend less time doing legwork and more time negotiating the next deal, their bottom-line gets bigger and their bank account grows larger. This notion is a reality with REIPro's new revolutionary software platform that walks you through the entire buying and selling process, step-by-step, regardless of what real estate strategy you're using.

REIPro has combined a wealth of real estate investing knowledge and the most innovative software technology to bring you an amazing platform – an all-in-one Real Estate Investing Software Tool. They do this by automating many of the time-consuming aspects of investing, providing top quality lead generation, and packaging everything in an easy to follow, step-by-step format that not only makes sense to seasoned investors, but also takes the guess-work out of things for new investors just getting started. These items include: Nationwide Leads, Executable Step System, Marketing Tools, Direct Mail Engine, Contracts, and even more cool tools!

Thanks to a special arrangement with REIPro, members of National REIA receive discounted pricing on all REIPro packages. Visit the special website below to get started.

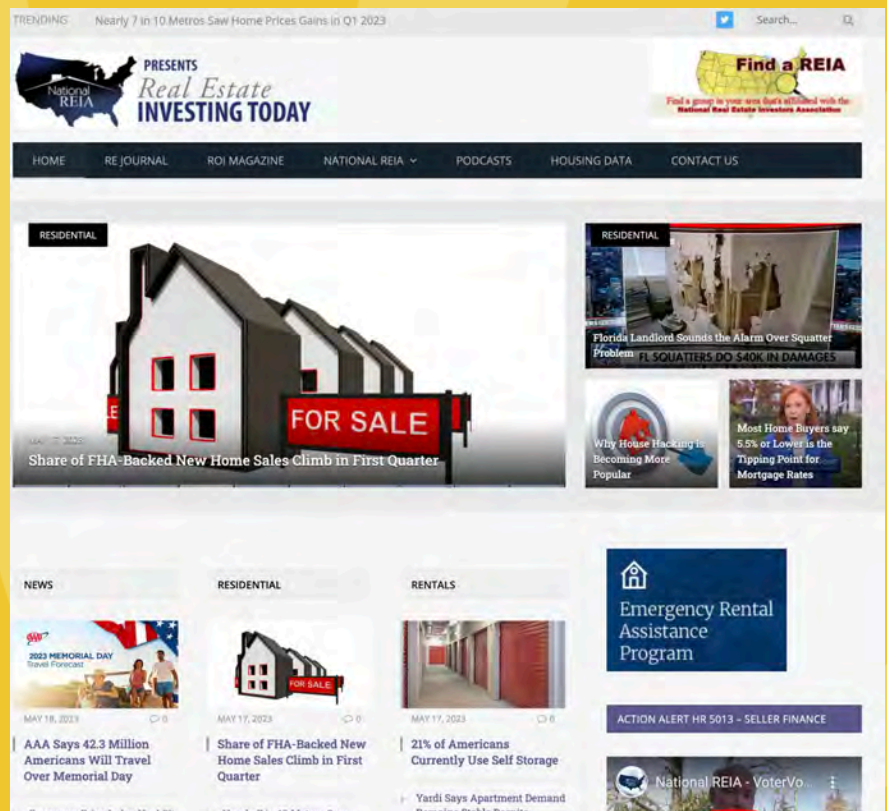
REIPro's revolutionary software platform walks you through the entire buying and selling process, step-by-step, regardless of what real estate strategy you're using. National REIA members receive discounted pricing on all packages. REIPro is the only software designed to walk real estate investors through 10 easily executable steps!



www.myreipro.com/nreia

STAY INFORMED!

with regular updates, news & information from National REIA!!



www.RealEstateInvestingToday.com
Always Fresh & Updated Daily!



Real Estate Journal
*Published Quarterly
& Mailed to Everyone!*



ROI Magazine
Updated Annually





© 2023 National REIA | last update 11/23

National Real Estate Investors Association
www.NationalREIA.org

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