

LAKESHORE APARTMENT ASSOCIATION
PO BOX 1312
SHEBOYGAN, WI 53082

ADDRESS CORRECTION REQUESTED

LAKESHORE APARTMENT ASSOCIATION NEWSLETTER



The Lakeshore Apartment Association publishes this newsletter for its members. Information included was obtained from sources deemed to be reliable and accurate. No warranty or representation is made as to the

accuracy thereof and is subject to correction. Members are invited to submit articles and ideas for publication. Items are to be submitted by the 30th of each month prior to publication.

Place your rental Ads on our website as a free service with your membership:

www.SheboyganAreaRentals.com

INSIDE THE SEPTEMBER ISSUE

PAGES:

2 PRESIDENTS MESSAGE & PROGRAM INFORMATION

4 2019 LAKESHORE NOMINATIONS

5 BECOME A MILLIONAIRE THROUGH REAL ESTATE

<http://laa.rentals/>

PRESIDENT'S MESSAGE

Hello All,

The time of the year is here for our annual banquet! This is going to be a great one that you will want to attend and bring a guest. This is our celebration of another successful year.

Look forward to seeing you soon.

Receive a door prize for each guest you bring to our monthly meetings.

Your calls, texts and/or e-mails are always welcome.

920-452-7051

RUFREE1@CHARTER.NET

Respectfully yours,

Jim Longo

BOARD MEMBERS:

President

Jim Longo 920-452-7051

Vice President

Tony Weyker 920-331-0088

Secretary

Larry Strassburg 920-627-8002

Treasurer

Tim Herr 920-980-8886

Board Members

Gary Sixel 920-565-3071

Matthew Schemrich 920-207-6473

Steven Halle 920-918-5783

Robert Schmitt 920-331-0831

Chad Jones 920-627-3615

Doug Emerson 920-627-3684

Newsletter Editor

Doug Emerson 920-627-3684

Order Forms

Gary Sixel 920-565-3071

Past President

Roger Beaumont 920-207-4321

General Meeting Date:

Fall Banquet! September 20th
Klemmies in Howards Grove

October 18th – General Meeting –
Lakeshore Lanes

Board Meeting Date:

September 27, TBD

Notes from the Monthly City meeting:

Sex trafficking was discussed. Police captain explained that Sheboygan does not have a history or problems of abduction. What the city is seeing is drug related. When the people trade sex for payment of the drugs. The LAA is working on a guest speaker on this subject.

Day and location have changed to the first Wednesday of each month at the old county building next to the police station. 1211 N 23rd St. General concerns or comments that you would like conveyed at these meetings please contact me before the first Wednesday of each month. Personal items including letters you have received, communicate directly to the city in a timely manner.

Code enforcement:

Bill Borzyskowski is the new code enforcement person on the Northside. He has worked for the American club in maintenance and grounds keeping for 15 plus years as well as doing home repair/remodeling.

An Official Presidential Roofing Testimonial:

I had a roof replaced by A&A roofing, Hilario Mendoza (920-377-1726). They showed up on the job site with 5 guys at 7am and finished by 6:30pm that same day. This was a tear off, chimney removal, replacing broken boards and clean up. When they start a job they stay on it until it is finished. Most jobs in a day are very rare. President Jim Longo

Lakeshore Apartment Association Banquet!!

Get your forms submitted now

September 20th 2018 at Klemme's

Invite all the Real Estate Investors You Know!

LAKESHORE APARTMENT ASSOCIATION SEPTEMBER 2018

NOMINATION FOR OFFICE FOR 2019

Please take notice that in accordance with the Lakeshore Apartment Association Constitution and Bylaws, the following are herewith submitted as the proposed slate of candidates for the Executive Officers and Members of the Board of Directors of the association to be voted on at its annual meeting to be held during the banquet:

Thursday September 20th, 2018

Klemmies in Howards Grove

Nominees for Executive Office-Each are one-year terms:

President: Jim Longo

Vice President: Anthony (Tony) Weyker

Secretary: Larry Strassburg

Treasurer: Tim Herr

Board of Directors Nominees for Election- Vote for three members

Gary Sixel (2-year term)

Doug Emerson (2-year term)

Robert Schmitt (2-year term)

All General members of the Lakeshore Apartment Association are welcome to nominate additional candidates from the floor on the evening of the elections.

**The Following is an excerpt from the online guide: “How to Become a Millionaire” by Brandon Turner from BiggerPockets.com. To read the full PDF document, Google: “How to become a millionaire by Brandon Turner”

Bucket 3: How to Become a Millionaire Through Real Estate Investing

Real estate investing saved my life.

Growing up, I had never considered anything other than the path chosen by most: go to college, get a good job, save up your money, retire when you are old.

Because of this mentality, after graduating from college, I began studying for law school, assuming that was the logical choice for a history major. However, the more and more I heard from existing lawyers, the more that path began to scare the hell out of me. Eighty-hour work weeks, two weeks of vacation, never seeing my family — that was the path I was headed down.

Something inside me screamed in opposition, but I saw no other choice. Until real estate hit me like a ton of bricks. You see, I had purchased a cheap house while studying for law school, and one day it hit me: I could sell this house and make money.

So I did.

And it changed everything.

From there, I began buying [houses to flip](#), [single family rental properties](#), duplexes, triplexes, and eventually a twenty-four unit apartment building.

Forget the 80-hour workweek of being a lawyer. I was working the 100-hour workweek of a real estate investor — and loving every moment of it! Although I stumbled a lot, made a lot of stupid mistakes, spent years working on projects that netted me NO money, and never seemed to actually have any cash to spend, I was excited. I was creating my own future and building wealth and financial freedom at the same time.

How Can Real Estate Make You a Millionaire?

Real estate can make you a millionaire — but it's not guaranteed. It takes the right investments, the right plan, the right people, and the right strategy. However, real estate HAS made many millionaires out of average people, and it can make you one as well. So let's talk about *how*.

As I discussed in my recent book, *The Book on Rental Property Investing*, there are four primary "wealth generators" at play when you invest in real estate, depending on the strategy you get into:

- **Cash Flow.** This is the extra income you'll get to keep each month (or year) that you own the property. Cash flow can be deceptive because it fluctuates when certain repairs are higher or lower in different months, so it's important to factor in non-monthly costs like vacancy (the amount of time the property sits vacant), repairs, capital expenditures (expensive projects that need to be replaced on a home every so often, like appliances, roofs, windows, plumbing, etc.), along with the regular expenses (utilities, management, etc.).
- **Appreciation.** When the value of a property increases, we call this "appreciation." While appreciation is not always guaranteed (just ask people who bought in 2006 and sold in 2010!), over time, historically, real estate has always increased in America, averaging 3% per year over the past century. Another type of appreciation that can come into play is known as "forced appreciation," the concept of increasing the value by physically improving the property.
- **Loan Paydown.** When you buy a property with a mortgage, each month your loan balance decreases. This means, over time, your tenant is essentially paying the loan down for you, helping you build wealth automatically. To make this concept clearer, pretend for a moment you owned a property that you bought for \$1,000,000 with a mortgage for \$800,000, and it made \$0 in cash flow (it "broke even") and never climbed in value. However, after that thirty-year mortgage is paid off, you'll now have a property worth \$1,000,000 that you didn't actually save for. Your tenant paid it off due to the "loan paydown."
- **Tax Benefits.** The final wealth generator from real estate are the tax benefits associated with owning property in the United States. The U.S. government likes real estate investors and uses the tax system to encourage our purchase and leasing of properties. From extra tax write-offs to the lack of "self-

employment tax" to the [1031-exchange](#) and more, real estate investors can pay significantly less tax than other business owners, using the extra cash to buy more properties or pay of the loan faster — helping to build greater wealth.

Of course, just buying some real estate will not give you all of the above benefits. Different strategies in real estate will give you different benefits. For example, when you "fix and flip houses," you are most likely not paying off a loan, thus you will not get the benefit of the "loan paydown" nor are you getting cash flow or many tax benefits. Instead, flipping relies mostly on the "forced appreciation" you get by fixing it up.

One of the reasons I love [rental properties](#) so much is because they *may* capitalize on all four of the wealth generators — if you buy it right. Let's use a quick example:

*Jenny wants to build wealth through rental properties. So Jenny finds a duplex for \$250,000 in her neighborhood. After running a [careful analysis](#), she determines that it is a good deal. Jenny uses a \$50,000 down payment and obtains a 30-year loan for \$200,000. Combined, both units bring in \$3,000 per month, but Jenny's expenses average just \$2,500 per month, leaving her with \$500 per month in **cash flow**, which increases each year as rents climb with inflation. Although that income is taxed, she doesn't have to pay any because of the depreciation deduction she gets on the property, thus part of the **tax benefits** of owning it. Over the next 30 years, the value of the home increases to \$600,000 (a 3% per year increase due to **appreciation**). Finally, each year during those 30 years **the loan has been paid down**, and Jenny owns the duplex free-and-clear. She now has an asset worth \$600,000, plus she's making thousands per month in cash flow.*

This example above is not "pie in the sky" numbers — these are real life options when you buy the right deal and utilize all four of the four wealth generators. Imagine what Jenny's net worth would be after 30 years if she had purchased two duplexes — or four, or twenty of them early on.

Well, there are a few ways you could speed this up:

- **Get a better deal.** In the example with Jenny above, what if she was able to negotiate stronger and get that same duplex for \$200,000 instead of \$250,000? This would supercharge her growth.
- **Buy more deals.** Jenny could have also purchased more properties. Perhaps she would buy one each year.
- **Buy in appreciating areas.** While I used a 3% average for appreciation, Jenny could have researched job growth and other growth indicators to find an area where appreciation would be higher, perhaps 5-8% instead of 3%.
- **Force appreciation.** Jenny also could have purchased a [fixer-upper property](#) that she could improve, increasing the immediate appreciation on the property. For example, maybe she could buy it for \$150,000, put \$30,000 of work into it, and it might be worth \$275,000 at that point. This could also increase the speed at which her wealth would build.
- **Trade up.** If you are familiar with the board game Monopoly, you'll know the value in trading from four houses to a hotel. The same is true in real estate. Jenny could upgrade to bigger/better deals every few years to maximize her return. This is perhaps one of the fastest ways to achieve wealth through real estate — and if you want to know more, be sure to read [How to Make a Million Dollars from Real Estate: A Step By Step Path](#).

I've only just barely scraped the surface on what real estate investing can do for you in your quest to become a millionaire. In fact, there are so many different paths and strategies you could take to become a millionaire through real estate that I could write a thousand books on the topic and never cover it all.

That's why BiggerPockets exists. With over a million forum posts, thousands of blog articles, books, podcasts, and more, you could spend your whole life learning about real estate and never learn it all. And that often becomes a problem! People get stuck in "education mode" and never escape it.

I'd encourage you to not get overwhelmed, not try to learn everything. Pick one niche (like single family houses, commercial properties, etc.) and one strategy (like rental, flip, etc.), and focus on that. Read one or two books on the subject, and then start moving! Find someone local who is doing the same thing as you want to do, and take them out to lunch. Ask for help, but don't stop moving!

The road might be foggy — but if you just keep moving forward, more of the

road will be revealed.

Free Resources for Becoming a Millionaire Real Estate Investor

If you are looking for a good foundation to investing in real estate, I want to offer you a few 100 percent free resources to check out.

1. **[The Ultimate Beginner's Guide to Real Estate Investing](#)** [PDF]: This 20,000+ word eBook has been read by hundreds of thousands of people over the past few years. This will help give you the foundation you need to know what to do next on your real estate journey.
2. **[A Beginner's Introduction to Real Estate Investing](#)** [VIDEO]: This free online video course is based on the Ultimate Beginner's Guide to Real Estate Investing but geared toward those who learn best by video content. In these 62 lessons (over four hours of content), you'll learn all about the different niches, strategies, concepts, terminology, and more that will help you become a millionaire through real estate.
3. **[The BiggerPockets Podcast](#)** [AUDIO/VIDEO]: Have you ever wanted to pick the brain of a successful real estate investor? That's exactly what happens nearly every week on the BiggerPockets Podcast with hosts Josh Dorkin and... me! Listen to over 160 different guests explain how they got started, the struggles and successes they've had, and the strategies that are working for them to build wealth through real estate.
4. **[The BiggerPockets Forums](#)** [Q&A FORUMS]: Real estate investing is complex — so no book, podcast, or course could answer every question you might have. That's why the BiggerPockets Forums, the largest and most active real estate forum online, was created: to help you get real-life, real-time answers from experienced investors across the world — for free! It's often been said that "you are the average of the five people you associate with the most." Engaging daily in the BiggerPockets Forums can help you level-up your life by surrounding yourself with people who are already doing what you want to do.
5. **[The BiggerPockets Blog](#)** [TEXT ARTICLES]: You've likely already discovered this one since you are reading a blog post right now, probably on BiggerPockets. The BiggerPockets Blog is the web's largest collection of real estate investing articles, written by hundreds of authors over the past decade (or longer!). You'll learn everything from [how to flip houses](#) and [how to buy rental properties](#) to [how to screen tenants](#), [how to make a million dollars through real estate](#), and thousands of other topics.

It's no secret that real estate investing is, by far, my favorite way to build wealth. In my opinion, nothing comes close to real estate in its ability to create wealth. Here's just a quick list of some of the reasons real estate investing is so powerful for those looking to build wealth:

- Thousands of others have traveled down the real estate road and freely share their knowledge, many for free.
- Real estate is tangible — you can physically see it, touch it, inspect it, and live in it.
- People will always need housing.
- It's simple to understand — you don't need a PhD in Economics.
- There have been thousands of books written on the various real estate strategies.
- It is diverse — there are [hundreds of ways to invest in real estate](#).
- It's fun to see the transformation of a property from ugly duckling to beautiful swan.
- You directly are able to control the investment.
- Real estate allows you to [invest using little to no money down](#).
- Real estate can give you fantastic returns on your money.
- Real estate is sexy — nearly everyone “wants to do that someday.”
- Real estate tends to climb higher in value over long periods of time.
- Real estate is a hedge against inflation — when inflation causes prices to increase, so will rent (but fixed-rate mortgages will stay the same).
- Real estate is a team sport — you don't have to do everything yourself.

These are just a few of the benefits real estate has over many other wealth-building activities. That said, real estate investing is *not* for those just looking to make a quick buck. It takes time, persistence, knowledge, and sometimes a bit of luck.

But I firmly believe real estate can change your life just like it changed mine.

Now that we've talked about the three buckets people use to build wealth, let's wrap up this monster post with a few final tips to aid you on your journey to become a millionaire.

How to Become a Millionaire: 10 Final Tips

Because I've already covered nearly 9,000 words on the topic of becoming a millionaire, I know it can be a little overwhelming.

So I want to break down this post into 10 final actionable tips to leave you with today. Some of these have already been covered, and some might be new. Either way, allow them to change your life the way they've changed mine.

1. **Believe you can do it.** You can, so don't let your limiting beliefs tell you that you are not smart enough, talented enough, were not raised in the right location, had the wrong parental instruction, or anything else. If you want it, you can get it.
2. **Focus on the process.** Wanting to become a millionaire is great — but it's not going to get you there. You must focus on the process for doing so. What daily actions will you take? What path will you walk down? As the late, great motivational speaker Jim Rohn said, "Life doesn't get better by chance, it gets better by change."
3. **Track your progress.** UN Women Deputy Executive Director John Hendra once said, "What matters gets measured, and what we measure is what ends up mattering." So if you are not tracking your net worth, along with the processes you have in place for becoming a millionaire, how do you plan to get there?
4. **Live on less than you earn.** I'm not suggesting you make your own soap and avoid taking showers to save money, but focus on living responsibly. If you can't live financially smart now, you'll never be financially wealthy later.
5. **Make your money earn you money.** You alone will likely never save up a million dollars. Therefore, the only way you will get there is by turning your money into little factory workers who show up each day and go out to make you more money. You can do this through business or investing — but make sure your money isn't sitting around doing nothing.
6. **Learn to manage processes and people.** Systems and processes are what help you scale and keep you from working "in your business" rather than "on your

business." If you don't want to work until you are 90, you must learn to create and manage systems, as well as manage the people you put in charge of those systems.

7. **Live proactively, not reactively.** You have two choices in life: React to life as it is thrown at you, or you can go out and create your own life, one that you define and you work for. Don't get caught in a passive life being tossed around like a boat in a hurricane. Be the hurricane.
8. **Do only vital tasks.** Focus on the few tasks that you do best, and either avoid the rest or leave it to other people. Bill Gates, Oprah Winfrey, and YOU have the same number of hours in a day, yet you make drastically different impacts and incomes; it's *how you use the hours given* that make the difference.
9. **Success leaves clues.** When you are trying to build wealth, there is no need to reinvent the wheel. Look to others who have come before and discover how they found success. No, it won't work the exact same way for you, but once you understand the principles to their success, you'll much more easily find your own.
10. **Level up your network.** You are who you associate with. If there are four broke people in the room, chances are you'll be the fifth. If there are four millionaires in the room, chances are you'll be the fifth. So pay close attention to who you associate with because that's who you'll become.

Written by Brandon Turner



Author of The Book on Rental Property Investing & Co-host of The BiggerPockets Podcast

HomePro Inspections Inc.
 Residential & Commercial Inspections
 920.889.2120



Daye Brading
 WI State License #2371-106
 www.homeproinspections.biz

dave@homeproinspections.biz


ROGER BEAUMONT
 REALTOR®

CENTURY 21
 MOVES, INC.

ROGER BEAUMONT
 REALTOR®
 Retired Navy Chief Petty Officer

O: (920) 803-3702
 C: (920) 207-4321
 F: (920) 451-2355

roger@c21rs.com
 www.rogerbeaumont.com
 3100 Wilgus Avenue
 Sheboygan, WI 53081



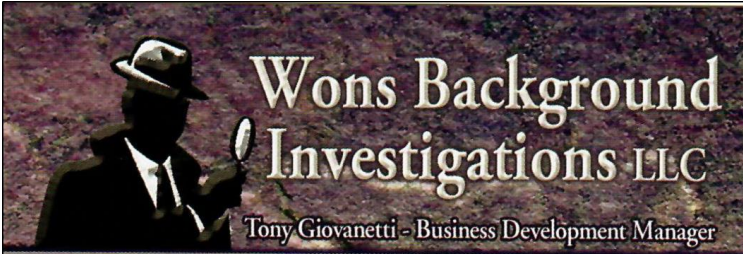
Each Office is Independently Owned and Operated

Randy Larsen Painting LLC

920-698-9726

- Residential Repaints
- Commercial
- New Construction
- All Interior & Exterior Painting and Staining
- Rotten Wood Replacement
- Tuck Pointing

Fully Insured



Wons Background Investigations LLC
 Tony Giovanetti - Business Development Manager

5639 Executive Circle • Little Suamico, WI 54141

Cell: 920-784-3079 • Phone: 920-826-2335

tony@wonsbackgroundchecks.com • www.wonsbackgroundchecks.com

Are you doing the proper tenant screening?

Have you checked your applicant's credit history?

Is the applicant financially creditable to live in your property?

Privileges have to be earned, just like good credit, and renting from you is a privilege.

Visit our Website at WiCreditReports.com

ONLINE CREDIT REPORTS

As low as \$12 per report for Association Members.
Call for a volume discount quote

National Criminal and Eviction searches available

I CAN HELP ALL LANDLORDS BIG AND SMALL



Kathy Haines, Owner
Landlord Services, LLC

Serving Landlords for over 20 years!
Phone 920-436-9855
Email Infoserv99@yahoo.com

KJER, MILLER & ASSOCIATES, LLC
Certified Public Accountants

Mark J. Miller, CPA Stephen M. Kjer, CPA

803 Michigan Avenue
Sheboygan, WI 53081
Phone: 920.453.0223

Website: www.KjerMillerCPAs.com

Mark J. Miller, CPA Mark@KjerMillerCPAs.com



Jason Kimme
Master Plumber

920.918.8566

Over 10 Years of Experience
Providing Plumbing Service & Repair
for Homes and Businesses
MP 972045

PROVIDING NIGHT & WEEKEND SERVICE

Water Heaters | Drain & Sewer Cleaning | Garbage Disposals
Faucets & Toilets | Sump Pumps | Dish Washers | Leak Repair | Frozen Pipes

jason@kimmeplumbing.com | www.kimmeplumbing.com

Heinen & ASSOCIATES Call for a Free Quote!
920-458-9724

Personal and Commercial Insurance
Our Experience Makes Us Your Best Buy!
Lori TenDolle - Owner/Agent



lori@heineninsurance.com

Scanned by CamScanner

Diamond Vogel 
 The Miracle of Paint

We perfectly blend the art and science of paint. Mix in a team of sensible, smart, and savvy employees and we have what it takes to exceed your expectations for a consistently superior product with exceptional service.

Special Savings and Discounts for Lakeshore Association Members!



FREE DELIVERY!!

4315 South Taylor Drive • Sheboygan, WI 53081
 sheboygan@diamondvogel.com • Phone: (920) 458-3562
 Contact Gary Paul at: (920) 207-5271
www.diamondvogel.com

TOG ELECTRIC LLC
 ELECTRICAL CONTRACTOR
414-350-7641

**LICENSED AND INSURED
 FREE ESTIMATES
 MARK GRIFFIN-MASTER ELECTRICIAN**

Charlton & Morgan Ltd.

Andrew H. Morgan
 Attorney at Law

Telephone 920.458.4566
 Facsimile 920.694.6022
 ahmorgan@charltonlawfirm.com
 www.charltonmorganltd.com

529 Ontario Avenue
 Sheboygan, WI 53081

Melissa Kimme
 Process Server



(920) 918-8567
melkimme@yahoo.com

"One low cost for all attempts"



Call Dave Humbracht for your Affordable Pest Control Needs

Licensed Exterminator
 Home - Farm - Business

Unity of Faith LLC
 P.O. Box 1247
 Sheboygan, WI 53082-1247

920-980-6769
 (serving sheboygan/manitowoc since 1997)



Lakeshore HVAC & Solar Co., Inc.
 "High Performance, Eco-Friendly Comfort Systems"

John Gosse
 Heating • Ventilation • Air Conditioning • Solar Thermal

Office: 920.458.6223
 Cell: 920.627.1095
lakeshorehvac@yahoo.com

HAWLEY, KAUFMAN & KAUTZER, S.C.
 LAW OFFICES

KYLE P. KAUFMAN
 Attorney at Law

400 First Street | P.O. Box 485
 Random Lake, WI 53075-0485
 Ph: 920-994-4800 F: 920-994-2741

508 N. 6th Street
 Sheboygan, WI 53081
 Ph: 920-457-4800
www.hkklawoffices.com

Associate Members and Specials

Accountants

Mark J. Miller and Stephen M. Kjer CPAs
803 Michigan Ave. Sheboygan WI, 53081
920.453.0223
Mark@Kjermillercpas.com; www.KjerMillerCPAS.com

Attorneys

Kyle Kaufman-Hawley, Kaufman & Kautzer S.C. Law Offices
400 First St. Random Lake, WI 53075
www.hkklawoffices.com, kyle@hkklawoffices.com
Sheboygan: 920.457.4800
Random Lake: 920.994.4800
25% off normal hourly rate

Charlton & Morgan, LTD.
529 Ontario Avenue, Sheboygan WI 53081
920.458.4566
ahmorgan@charltonlawfirm.com
www.charltonmorganltd.com
Free Consultation

Credit Checks, Collections & Eviction

Landlord Services, LLC-Kathy Haines
1264 Cass St., Green Bay, WI 54301
Infoserv99@yahoo.com
www.WiCreditreports.com

Electricians

TOG Electric Mark Griffin
P.O. Box 31 Rاندome Lake, WI 53075
414.350.7641
markks@yahoo.com
10% Discount

Heating and Cooling Service

Lakeshore HVAC and Solar Co.
920.458.6223 or 920.627.1095
Lakeshorehvac@yahoo.com
10% off on service/installs

Insurance Services

Jerry Heinen & Associates, Inc.
Lori TenDolle
1601 N. 8th St. Sheboygan, WI 53081
920.458.9724
lori@heineninsurance.com
Special pricing through agency

Luxury Apartments

Salem Green Benevolent Corp.
322 North Highland Ave. Plymouth WI 53073
920.892.2912
chrissalemgreen@aol.com

Painting

Diamond Vogel Paint - Gary Paul
4315 S. Taylor Dr. Sheboygan, WI 53081
P.O. Box 1312
920.458.2186
Member pricing. Contractor Discounts. Free Delivery

Pest Control

Unity of Faith LLC-David Humbracht
P.O. Box 1247 Sheboygan, WI 53082
920.980.6769
Licensed Exterminator

Process Server

Melissa Kimme
melkimme@yahoo.com 920.918.8567

Plumbing

Kimme Plumbing Service - Jason Kimme
545 Oriole Ln Howards Grove, WI 53083
920.918.8566
jason@kimmeplumbing.com
\$25 off purchase of \$100 or more

Real Estate Services

Century 21-Roger Beaumont GRI, CRS
1337 N. Taylor Drive Suite 201
Sheboygan, WI 53081
920.207.4321 rogerbeaumont@yahoo.com