



Scott Starr Speaking on Securities Law In September

A partner at Starr Austen & Miller LLP, Scott Starr graduated from Ball State University summa cum laude, majoring in accounting (he passed the CPA exam), and from Indiana University School of Law, Indianapolis, magna cum laude. Since graduation, he has concentrated on litigating civil lawsuits, including class actions and various types of securities fraud.

Scott Starr practices law from his offices in Logansport, Indiana and he splits his law practice time between Logansport and Indianapolis. He is a specialist in securities fraud, having handled several securities fraud cases, including the current civil investigation of the 5 Star Real Estate company in Elkhart County. Scott has participated in many jury trials and has acted as class counsel on a number of class actions. In August 2006, he served as lead counsel in a class action brought on behalf of 300 Ohio investors against Prudential Securities in Marion, Ohio. Scott estimates that he has represented more than 750 clients in pursuing claims arising from investment fraud.

Scott is going to educate NICIA members and guests concerning some of the securities rules and what real estate investors need to do to avoid securities law violations. There is a safe way to use other people's money when investing in real estate, and there is a very unsafe way to use other people's money when investing in real estate. At Scott's presentation, our members and guests will learn how not to violate the securities laws when using other people's money.

Nicolae Sever Bleier has been asked by the board to help you set up your Home Depot Account. Please search him out and ask him to help you set up this important enrollment. Nicolae is the tall one.

In This Issue

- Scott Starr speaking
- Don Conrad event
- Newbies
- Coming Events



Is An Economic Reset in Our Future?

Understanding and therefore maneuvering through the Coming Economic Reset:

Learn the History

Understand the Present

Plan Your Future

Don Conrad, a Founding Member of NICIA, spends a great deal of time studying the science of money. He has graciously consented to share with us his knowledge. He is going to take a few hours one Saturday this fall and speak to us on a variety of MONEY ISSUES. In this presentation we will learn:

US Money History— How it changes every 40 years!

Federal Reserve—The fuse that lit the Bomb!

The Petro \$-Nixon's best Trick

Inflation/Deflation/Stagflation-Where are We?

Gold/Silver/Bitcoin-How do they fit into Your Future?

AND Much More!

We are hoping to share this with many people. We want you to invite all your friends and relatives and associates who are interested in the future of America's economy. This presentation transcends Real Estate and will be of interest to a large segment of Society.

Don Conrad is a native of Northwest Indiana, who lives in Valparaiso with his wife and two children. He has been a NICIA member for 12+ years. Was a board member for 5 years. Don has been a RE investor for 20 years and a Martial Artist for 25 years.

Don has told me that his hobby is studying the history of money. And since he is willing to share this knowledge with us, I ask you to make plans to join us.



The Newbie Mentoring Group

The Zen of Real Estate Investing

As we announced last month NICIA is beginning a number of Sub-groups targeted at specific skills or transaction types or investor groups. The first of these has the rather unflattering name of the Newbie Mentoring group.

This group is targeted at those who have taken some real estate courses but have yet to close their first transaction. This group is not so much about specific skills but about the mindset necessary to become a successful real estate investor. We will also cover various investment "strategies" or "methods" and the prerequisites for success in each one.

This group meets weekly on Tuesday evenings starting September 6th at Theo's Restaurant at 9144 Indianapolis Ave in Highland starting at 6:00. Expect things to wrap up at around 9:00.

Registration is \$1,000 per person or \$1,500 per couple. It includes dinner each meeting night.

This is NOT a typical real estate class. The class is not about teaching you some method or technique. It is about holding your hand through at least one transaction and getting your feet wet. If you have not bought an investment within 5 weeks after the end of the 10 weeks (but you have attended, done the homework, participated, etc.) then NICIA will refund your registration fee.

Registration fee also includes two books. The first is Robert Allen, Nothing Down. The second book is Elyhu Goldrath, The Goal. Again, copies of the books are included in the registration price.

This "class" is not mainly about Real Estate. It is about YOU. The reason beginners fail in Real Estate is not, generally, that they do not understand the Real Estate techniques. The problem is that they do not understand themselves, their own strengths and weaknesses. As Sun Tzu said:

Hence the saying: If you know the enemy and you know yourself, your victory will not stand in doubt.

Or If you know the enemy and know yourself you need not fear the results of a hundred battles.

You can register at the regular August 11th meeting or online at <https://www.nicia.org/Events.aspx?ID=Newbies>

The Deal of the Month

One of the new features of our monthly meeting is "The Deal of the Month". This is a terrific opportunity for members to present transactions they are working on and to look for partners, buyers, investors, contractors, etc.

Ideas and proposals for "The Deal of the Month" should be sent to Mark at Nicia@blackhallpartners.com. Best form for the presentation is as a Power-Point but if you cannot do that send it any old way and we will help you get it into a good presentation form. An interesting transaction is more important than the form of the presentation.

The kinds of deals we are looking for are REAL transactions. Not something theoretical, hypothetical, imaginary or magical.

The best deals have interesting quirks-- seller financing, changing of uses, whatever. Remember this is supposed to be an educational opportunity as well as an opportunity to get your deal done.



What's ahead for YOU @ NICIA

				PHP Credits
August Meeting	Lifeonaire	Jason Wojo		1.5
August Saturday Workshop	Lifeonaire Class	Jason Wojo		6.0
September Meeting	Securities Fraud	Scott Starr	Attorney	1.5
September Saturday	The only 6 Math Formulas you will ever need in Real Estate	Mark Reynolds	NICIA President	
October Meeting	Dodd-Frank	Steve Eslinger	REIA-NCI Member	
November Meeting	Quest IRA	Joedy Patrick		
November Meeting	IRA'S	Jeff Watson		
December Meeting	Christmas Party			1.5
January Meeting	What's new in taxes?	Local Accountant		

The board would like to see local news featured in our newsletter. I would appreciate any help you can give by sending links and articles and opinions to:

RENewsToday@gmail.com

NICIA

Meetings Held At

Indiana Wesleyan University
8415 Georgia St, Merrillville, IN 46410
Members@NICIA.org

Professional Housing Provider (PHP) Credits are how our National REIA keeps track of the effort you put in to increase your knowledge of the Real Estate Industry. Display your earned certificate proudly!