



STLREIA™ REQuickStart Connections

Experience-Based Education • Trusted Referrals • Real Estate Opportunities

Where Experience Is Shared, Relationships Are Built, and Opportunities Begin.

Complimentary Membership: <https://www.stltreia.com/>

LIVE Sessions every Friday at 11:00 AM Central for networking, deal sharing, investor education, and real-world discussions.

➡ Upcoming Events

Don't miss seminars, networking meetings, workshops, and special guest presentations.

STLREIA™ Premier Signature Series

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1031 EXCHANGE DEEP DIVE WORKSHOP

By Popular Request — We're Going Deeper!

Our recent 1031 Exchange presentation with **Fortitude Investment Group** generated a lot of interest and questions. So, we're bringing them back for a **special Deep Dive Workshop** with more time to get into the details.

 **Thursday, October 22**

 **1:00 PM Central**

 **LIVE on Zoom**

Cathy O'Neill and the **Fortitude Investment Group team** will return to STLREIA for an extended session focused on 1031 Exchanges and the strategies investors should understand **before selling an investment property**.

This time, we'll have more time to go beyond the basics and dig deeper into the questions that come up when you're actually considering an exchange.

We'll be exploring topics such as:

- How 1031 Exchanges work
- Critical timelines and requirements
- The role of the Qualified Intermediary
- Replacement property considerations
- Debt and “boot”
- Delaware Statutory Trusts (DSTs)
- Exit and retirement strategies
- Questions investors should be asking **before** they sell

Whether you've never completed a 1031 Exchange or you've been investing for years, **this is an opportunity to learn more and ask questions directly.**

👉 **Save the date and register now:**

[REGISTER FOR THE OCTOBER 22 DEEP DIVE:](https://zoom.us/meeting/register/pwNaqS8KTTY040O3gGDjg)

<https://zoom.us/meeting/register/pwNaqS8KTTY040O3gGDjg>



Oct 24th, Friday 11:00 AM C.T. ↔ STLREIA Network

Register in advance for this meeting:

https://zoom.us/meeting/register/tZwucOytqD4vH9OH3129oRjS0g_-rosEAcTv

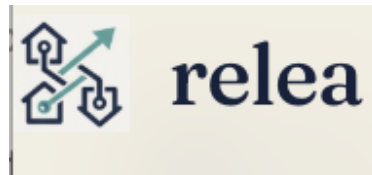
Oct 31st, Friday 11:00 AM C.T. ↔ STLREIA Network

Register in advance for this meeting:

https://zoom.us/meeting/register/tZwucOytqD4vH9OH3129oRjS0g_-rosEAcTv



Nov 2nd , Monday 11:00am – 1:00pm C.T. STLREIA Network Lunch at Applebee's, 11950 Olive Blvd. 63141 (Olive & Hwy 270). STLREIA *Connection Opportunities*. No cost & buy your own lunch.



Nov 5th, Thursday 7:00 PM Central

What the Listing Isn't Telling You: Underwriting St. Louis Deals Start to Finish *With Simon Asselin*, founder of RELEA.ai*

[REGISTER for Our November 5th Workshop:](#)

<https://zoom.us/meeting/register/DwxRI3POTDq04j9P44hdgg>

A complete underwriting walkthrough on three real St. Louis area listings:

▷ Real Market Rents

▷ Real Expenses

▷ The Gotchas!

▷ Risk & Due Diligence

▷ The Metrics = CAP Rate + Cash-on-Cash + DSCR to Hit Your Target

*Simon Asselin is a real estate investor of over 20 years with rental property across five states, and a technologist. He is the founder of relea.ai, a kind of "Carfax for real estate investing" that reads a listing, an offering memorandum, county records, and an inspection report and turns them into a full underwriting model in minutes. He built it out of his own workflow, and his own mistakes.



Nov 6th , Friday 11:00 AM C.T. ↔ STLREIA Network

Nov 13th , Friday 11:00 AM C.T. ↔ STLREIA Network

Nov 20th , Friday 11:00 AM C.T. ↔ STLREIA Network

Nov 27th , Friday 11:00 AM C.T. ↔ STLREIA Network

Register in advance for this meeting:

https://zoom.us/meeting/register/tZwucOytqD4vH9OH3129oRjS0g_-rosEAcTv



Dec 3rd, Thursday 7:00 PM Central

Marketing Magic Virtual with *Kathy Kennebrook*

👉 **Save the date and register now:**

[Register in advance for this meeting:](https://zoom.us/meeting/register/jfCHB1QcQNuxYOI5M2IW6A)

<https://zoom.us/meeting/register/jfCHB1QcQNuxYOI5M2IW6A>

Explode your Pipeline with Motivated Sellers & Automate Your Marketing

Discover little known direct mail marketing strategies for real estate investing, focusing on generating motivated seller leads and scaling business growth with Proven results and Resources.

Nationally recognized real estate investor and coach with 20+ years of experience. Known as "The Marketing Magic Lady" for her turn-key direct mail campaigns that help investors find off-market deals.

***Bonus for Insiders** – Kathy has arranged for a \$250 Bonus which is a FREE 1/2-hour consult with her personal CPA!

!! STL Housing Solutions Coalition: Urgent Housing Need !!

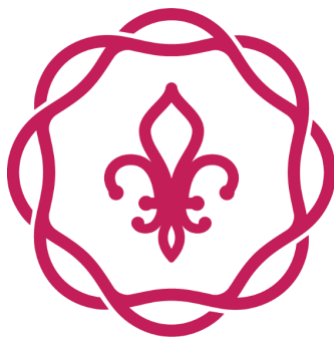
Charlie Hinderliter

St. Louis REALTORS®

I have an urgent request for you from St. Louis County, which you may have seen in the news, there is an urgent housing need in St. Louis County for the residents of Northern Village. Over the past two years, St. Louis County's problem properties unit has been working to try to enforce a litany of code violations and remedy deplorable living conditions at the Northern Village Apartment Complex. Our Human Services team, along with service providers and non-profits, has worked to move many residents out.

Two weeks ago, we were informed by Spire that the owner owes \$700,000 and that heat is set to be cut off on Oct. 19th. Many residents do not qualify for traditional services as they do not meet income limits. They have been paying their rent and through no fault of their own, the bills are not being paid. If the heat is shut off, the County will have to condemn the entire complex. There are around 150 residents currently there.

Dr. Page is asking landlords and property owners to please let us know if you have any vacancies so that we can assist in moving residents to safe and stable housing. Thank you for any assistance you can provide.



Danielle Spradley

Regional Policy Strategist

Saint Louis County

41 South Central Ave | Clayton, MO 63105

Cell: 314.537.3887

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stlouiscountymo.gov

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Opportunity Central



Replay Center

Miss a meeting? Watch recent workshops, interviews, and networking replays.



10-9-26: Golden Nuggets Ask-the-Attorney Value-Add Opportunities ➔ <https://youtu.be/b-Va9HnrYj8>



10-2-26: Properties & Investor Opportunities ➔ <https://youtu.be/IAYpMgpav78>



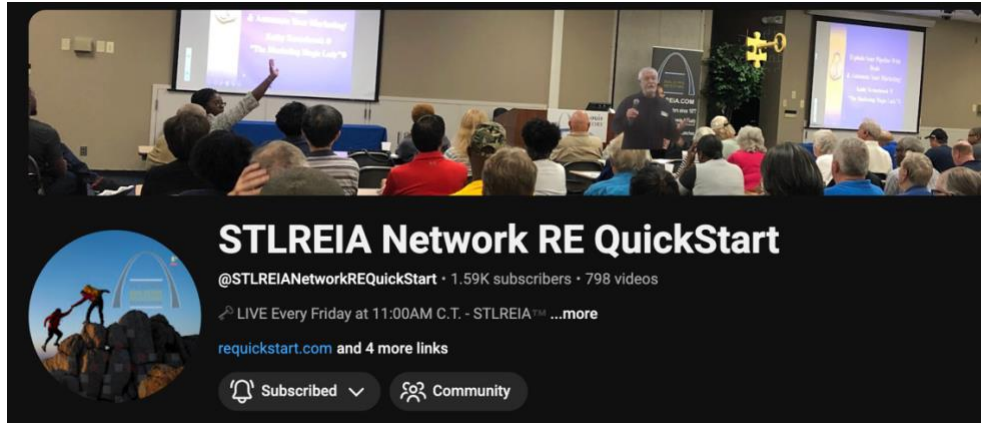
9-25-26: Investor Networking: Properties, Insurance, Restoration, Rentals & Real Estate Opportunities ➡ <https://youtu.be/gWLRpamxpxE>



9-18-26: 🏠 STLREIA Investor Networking — Real Deals, Opportunities & Connections
https://youtu.be/F7k_GIroyf8



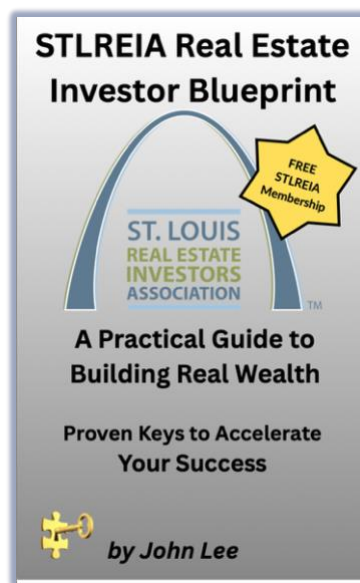
9-11-26: ➡ Networking • Referrals • Investor Education • Real Estate Opportunities
<https://youtu.be/ELS--mDtssU>



STLREIA Network RE QuickStart YouTube Channel

Subscribe to get notices when replays and educational video are uploaded.

<https://www.youtube.com/@STLREIANetworkREQuickStart>



Get a **complimentary electronic copy** of:

STLREIA™ Real Estate Investor Blueprint

A Practical Guide to Building Real Wealth

Send your request to John: ams826@yahoo.com

For Kindle, Audio, or Paperback copy: <https://www.amazon.com/STLREIA-Real-Estate-Investor-Blueprint/dp/B0GYPOKXBR/>

Platinum Partners



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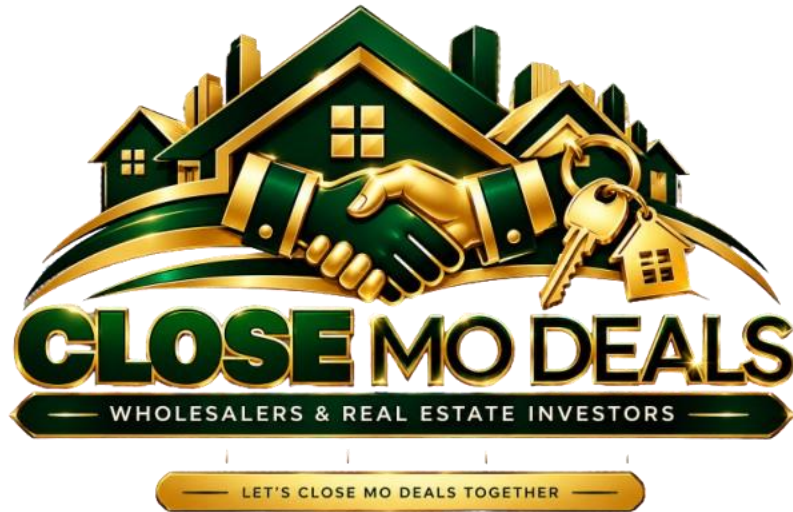
ONEWAY ROOFING

There's only **ONE WAY**, the right way.

314-209-1782

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STLREIA.com

↔ Every Friday @ 11:00AM C.T. – STLREIA Network – Buy/Sell – Referrals – Contractors/Services/Funding
– Ask-the-Attorney 1st Friday each month – Q & A – Listen ‘n Learn – Community Support

Register in advance for this meeting:

https://zoom.us/meeting/register/tZwucOytqD4vH9OH3129oRjS0g_-rosEAcTv

P.S. If you haven't already, be sure to claim your **complimentary STLREIA Membership** at www.STLREIA.com. Members receive updates on networking, workshops and deep dives, educational replays, resources, and invitations to many more exclusive events.

Looking for a little more? Consider becoming a **STLREIA Insider** for just **\$97/year** — and that covers **two people at the same address**. Insiders receive **preferred status**, access to our **Friday Deal Clinic before the regular networking session**, our growing **Wealth Library** of trainings and educational resources, **document and resource downloads**, replays, and additional Insider opportunities throughout the year.

No pressure—**start with the complimentary membership and upgrade to Insider whenever you're ready to go deeper.**

Vendor & Sponsor Opportunities.

Do you want to get your business in front of an active real estate investor community and build relationships with people doing transactions? → → [STLREIA Vendor & Sponsor Opportunities](#)



<https://www.stltreia.com/>

Send your queries (no technical please 🙏) to:

John Lee @ ams826@yahoo.com



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