

AI: Fad or Fabulous?

AI: Fad or Fabulous? Decide for Yourself on August 4th

Is AI just hype, or a genuine game-changer for your business? Come see for yourself. Dr. Carol Ann Paul will run live demos of the paid versions of ChatGPT, Claude, and Google's AI tools, showing exactly how they can work for property managers and real estate investors — no theory, just real applications.

Then the learning goes both ways. In small-group huddles, you'll swap strategies with fellow R.E.I.A. members who are already putting technology to work in their own operations. You'll team up to tackle the real problems of practice that challenge property managers and investors every day.

See the demos. Hear from your peers. Leave with something you can use tomorrow. With more than 20 years in education and a specialty in adult learning theory, Dr. Paul doesn't do sit-and-listen presentations — come ready to participate.

Meeting Details:



Tuesday, August 4th, 2026



Networking: 5:30 PM



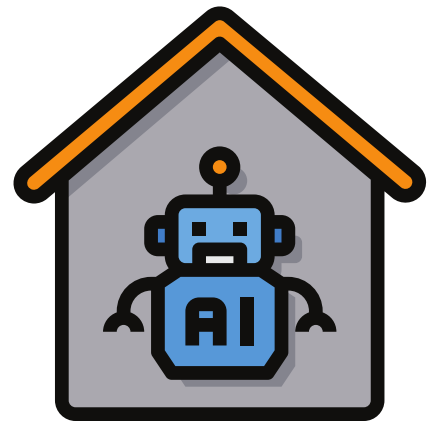
Meeting: 6:00 PM - 8:00 PM



Leon's Family Dining, 8787 Telegraph Road, Taylor MI 48180 *New Location!



Members FREE | Guests \$20 | Dinner at Your Own Expense



New to Our Group? Guests welcome! For \$20, network with active investors, learn proven strategies, and discover if REIA Wayne County is right for your real estate journey.

Questions? Contact President Koehler, 1-313-819-0919

Which AI Tool is Right for You?

On August 4th, Dr. Carol Ann Paul will put the three most popular AI assistants side by side and show what each one does for a real estate business. If you've heard the names but aren't sure how they differ, here's a plain-language primer so you walk in already knowing the landscape. The good news for your budget: all three paid plans land at roughly the same price — about \$20 a month — and each offers a free version you can try first with no credit card. Prices and features change often, so confirm the current details on each provider's own site before you subscribe.

ChatGPT (OpenAI) The household name and the most versatile all-rounder. ChatGPT is strong at drafting letters, brainstorming, answering general questions, working with images, and talking through problems out loud. If you want a single tool to experiment with and you don't live inside any one software ecosystem, it's a comfortable place to start. The paid tier, ChatGPT Plus, runs about \$20/month.

Claude (Anthropic) Known for careful writing and for handling long documents. Claude can take a lengthy lease, a stack of notes, or a full payment log pasted into one message and work through it without losing the thread, which makes it a favorite for summarizing leases, drafting tenant communications in a specific tone organizing data, and building excel spreadsheets,. The paid tier, Claude Pro, is about \$20/month.

Gemini (Google) Built right into the Google tools many landlords already use every day. If your business runs on Gmail, Google Docs, and Google Sheets, Gemini can draft, summarize, and calculate without you copying text back and forth between apps. Google's paid plan, now called Google AI Pro, is about \$19.99/month and includes extra storage.

Which One Should You Pick? There is no single winner — the right tool depends on how you work. A practical approach is to try the free versions of all three with the same real task, such as drafting a late-rent notice, and keep the one whose answers you trust and whose interface you find easiest. Many members end up using more than one.

Three cautions that apply to all of them. First, any of these tools can sound confident and still be wrong, so always verify legal figures, statutes, and deadlines — and have an attorney review lease language before use. Second, be careful about pasting sensitive tenant information into any AI without checking that platform's privacy settings. Third, remember that AI drafts, but you decide. It is a sounding board and a first-draft writer, not a replacement for professional judgment. See all three head-to-head on August 4th — bring your questions.

2026 Independent Landlord Survey: Key Rental Market Trends

By Alondra Segoviano | Last updated April 22, 2026

Avail Research

A new survey from Avail found that a striking 75.7% of landlords are either already using AI or open to using it to run their business — and it's not just for listings and rent schedules anymore. Independent landlords are increasingly turning to tools like ChatGPT as a "specialized consultant" for conflict resolution, local-law research, and lease-language questions. In fact, navigating landlord-tenant issues and local rules is now the single most common use of AI among landlords surveyed.

But here's the catch the article drives home: much of what landlords ask AI is really a legal question in disguise. One litigation attorney warns that general-purpose platforms like ChatGPT are extremely unreliable for legal information and will often "hallucinate" cases, statutes, or quotations — so anything they produce should be verified. And a key point worth remembering: if something goes wrong, ChatGPT can't be held accountable — but you, the landlord, can.

The takeaway isn't "avoid AI." It's use it wisely. AI can help you draft a clearer email or think through a maintenance fix, but the experts agree the best tools for avoiding disputes are still clarity, transparency, and early communication — plus a real attorney when it actually counts.

Read the full article here: <https://nypost.com/2026/04/02/real-estate/landlords-using-ai-to-settle-disputes-with-tenants-extremely-unreliable/>



Claude for Property Managers & Real Estate Investors

Imagine having a knowledgeable assistant available at any hour — one that never gets tired, never loses your files, and always responds. That's what Claude (by Anthropic) offers landlords and real estate investors who learn how to use it well. This article walks you through what Claude is, what it costs, and the most practical ways to put it to work for your properties right now.

What is Claude?

Claude is an artificial intelligence assistant created by Anthropic, a U.S. AI safety company. You access it through any web browser at claude.ai — no downloads, no special hardware. You type a question or request, and Claude responds in seconds with detailed, thoughtful answers.

A free version is available for basic use. Claude Pro (\$20/month), unlocks longer conversations, priority access, and the ability to upload documents — which is where its power for landlords really opens up. Think of Claude as a brilliant advisor you brief every meeting. You bring your notes; it brings the analysis, writing, and calculations.

Six Ways Landlords Are Using Claude Today

1. Drafting Tenant Communications

Writing professional letters takes time most landlords don't have. Claude drafts lease renewal notices, late payment reminders, move-out inspection summaries, and maintenance notifications in seconds — and you can specify the tone.

Try this prompt:

Write a professional but firm letter to my tenant at 456 Oak Street reminding them that rent of \$1,150 was due on the 1st and has not been received. Today is the 8th. A \$75 late fee now applies per our lease. Keep the tone professional but clear.

2. Calculating Late Fees & Payment Summaries

Paste your payment log into Claude and ask it to flag overdue accounts, tally late fees, or calculate outstanding balances across multiple units.

Try this prompt:

Here are my tenant payment records for July. Rent is \$1,200/month, due on the 1st. Late fee is 5% after 5 days. Flag who is late, calculate each fee, and give me a summary table.

[Paste your payment data here]



Continued...

3. Tracking Property Improvement History

Paste in your notes, receipts, or memory of past work done on a property. Claude will organize it into a clean capital improvement log you can reference for taxes, insurance, or resale — and will flag what may be due for replacement.

Try this prompt:

Create a capital improvement log for my property at 789 Elm St. Here are my notes: - Roof: replaced June 2019, \$8,400, Wayne Roofing - Furnace: replaced Jan 2022, \$3,100, Metro HVAC - Water heater: Jan 2016, \$850 Organize this as a table. Flag anything approaching end of typical lifespan.

4. Calculating Annual Net Income Per Property

Give Claude (paid version) your income and expenses for the year, and it will calculate your net operating income, profit margin, and cash-on-cash return — organized and ready for your CPA.

5. Writing and Reviewing Lease Clauses

Claude can draft standard lease language, explain what a clause means in plainly, or suggest additions based on a situation you describe. Always have an attorney review any lease language before use.

6. Researching Local Rental Market Trends

Ask Claude to help you think through rent pricing strategy, vacancy reduction, or how to evaluate whether a property is worth holding or selling — it draws on a broad base of real estate knowledge to help you think things through.



Start Free
claude.ai

Claude Pro: \$20/month
Free plan available — no credit card required to try.
Works in any browser on phone or desktop.



Prompt Tips
docs.anthropic.com — Prompt Guide

Meetings

Jackson Area Landlord Association Meets 4th Monday of the month Location: The Napoleon Café, 6816 W. Brooklyn Rd.

Metro Detroit Investors Meet-Up Meets 4th Thursday of the month Location: McVee's Pub & Grub 1129 Long Lake Rd., Troy Time: 6:30 PM

Monroe County Landlord Association Meets 4th Thursday Location: Quatro's on Telegraph Rd. Time: 6:00 PM
Call Debbie Peters at 734-457-5086

Oakland REIA Meets 2nd Thursday of the month Location: Troy Community Center in meeting room Time: 6:00 PM Call Brian Sullivan at 248 327-0588 for details

Pontiac Landlord Group Meets 1st Thursday of the month Location: Fino's 450 Perry St., Pontiac Time: 6:00 PM Call Ken Moses 248-672-9699 for more details

REIA of Wayne County Meets 1st Tuesday of the month

Location: Leons Family Dining 8787 Telegraph Rd. Taylor MI 48180

Time: 5:30 PM Call Wayde Koehler at 313-819-0919 for more details



Left to Right: Jeremy Paul, Treasurer;
Steve Ehrman, Communications Volunteer;
Maria King, Vice President; Wayde Koehler, President;
Mike Sloan, Secretary; Liz Walker, Director;
Dave Moody, Director

R.E.I.A. of Wayne County Board Meeting

Join us for the Board of Directors meeting on the second Tuesday of August

Please, contact us for the location

Volunteer Contact Information

Wayde Koehler.....313.819.0919.....housemgt@comcast.net
Maria King.....248.259.3268.....kingm625@yahoo.com
Mike Sloan.....313.618.5277.....sloanmaintenance.llc@gmail.com
Jeremy Paul.....734.770.1455.....pauljer9my@gmail.com
Jerry Kirschner.....248.867.0744.....gkirsch888@aol.com
Liz Walker.....313.443.8505.....beneficialinvestments@gmail.com
Dave Moody.....734.362.3328.....dave@rrepros.com

Contractors

Note: REIA of Wayne does not support or make any recommendations regarding contractors. It is up to you to do your due diligence when hiring any contractor. This is for information purposes only.

Appliance Repair

Keith Devoy Appliance Repair.....313 689-2446

Concrete

Nelson Concrete..... 313 212-3927

Asphalt repair, seal, top..... 248 818-5149

Construction/Remodeling

Ideal Home Improvement.....734 624-3454

Ishtar Construction.....313 720-3556

Electrician

King Billy's LLC.....313 333-6467

Haddix Electric Co.....313 386-7299

Handyman

American Skilled Svc.....313 264-9579

Handyman Service Plus.....313 242-7372

Pest Control Service

Stop Pest Control.....313 914-2981

Plumbing

Waterwork Plumbing.....248 542-8022

Bennies Plumbing.....313 388-5561

Shaw's Plumbing.....313 285-4361

Roofing

Jeff Williams Roofing.....734 341-3843

Kanga-Roof.....586 276-7614

Heating and Cooling

Main Heating and Cooling.....248 650-8511

Mega Rooter H & C.....313 254-3529

Expert Heating and Cooling...734 672-1818

Lawn Service

J & A Lawn Svc (Jason).....727 906-7958

Classic Cuts (Liz).....313 989-8713

Locksmith

American Lock & Key.....734 281-1454

Painting

Diamond Painting.....248 935-4514

Dante's Painting (Edmond).....586 610-1812

Sergio Guerrero.....313 282-9119

Ishtar Construction & Painting....313 720-3556

Tub Reglaze

Surface Solutions.....734 455-0200

TNT Refinishing.....810 358-0744

Michigan Tub Refinishing.....313 304-9639

Tree Trimming/Removal

Juan's Tree Service.....301 804-7504

Paul Harris-Tree Trimming.....734 775-6974



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12863 Eureka Rd
Southgate, MI 48195
josh@epicpropertymanagement.com

Jacob Aaron Kahn

Attorney & Counselor at Law

LAW OFFICE OF
ANTHONY WAYNE KAHN

(248) 442-2322
KAHNLAWMI.COM
JACOB@KAHNLAWMI.COM

33110 Grand River Avenue
Farmington, Michigan 48336-3120



PARAKH LAW
KATHLEEN M. PARAKH

- PRINCIPAL ATTORNEY -

PH: 734-707-0707

kp@ParakhLaw.com
www.ParakhLaw.com



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