



Website: reiawaynecounty.org
Wayne County REIA



Wayde Koehler, President
(313) 819-0919

P.O. Box 5341
Dearborn, MI 48128

October

2025

PROFESSIONAL TENANT TRANSITIONS THIS OCTOBER!

R.E.I.A. of Wayne County welcomes Attorney Michael A. Sims for a spook-tacular October presentation! Turn your eviction fears into confidence with expert legal guidance! Michael brings over 13 years of successful legal practice from his Trenton firm, that will empower you with the knowledge to handle tenant situations professionally and effectively.

Join us for a treat-filled session on navigating tenant evictions with ease! Michael and his father David have been helping clients succeed in the downriver area for over 40 years. This MSU Spartan (Go Green!) turned legal expert will share winning strategies and best practices that will have you handling evictions like a seasoned pro - no tricks, just proven techniques! Don't miss this boo-tiful opportunity to boost your landlord skills! Michael's practical approach will help you protect your investments while maintaining professional relationships. This October 7th, 2025 meeting promises to be a real treat for your real estate success! **Network with successful investors at 5:30pm, meeting from 6:00-8:00pm** at Leon's Family Dining, 23830 Michigan Ave., Dearborn. **Free for REIA members - Guests welcome for just \$20**

Leon's Family Dining
23830 Michigan Ave., Dearborn
(313) 563-3713
(East of Telegraph on Michigan Ave.)

***Don't forget our meetings are free
for REIA members and
guests are welcome for just \$20***



November is Election Time for the Wayne REIA Board of Directors

Please Participate in the Planning and Direction of the Wayne REIA by Joining the Board. New voices and ideas help make the association stronger and better. In order to run for a board seat, you must attend the October Board Meeting and announce that you are running for a directors' seat (no competition, just need to meet the criteria below).

There are a few qualification requirements:

- You must have paid annual dues for at least 1 year.
- You only need a phone and email access.
- We communicate frequently through text messages and utilize the internet to email information.
- This is a working board, so be willing to attend monthly board meetings and contribute (4 hours or less per month) between meetings toward opportunities for the association's members.
- No experience necessary; creativity welcome.
- You will benefit from members knowing who you are, as they will approach you with their struggles and will present opportunities that will benefit the group and possibly benefit you. As the adage goes: "It's who you know."



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

The Board of Directors meeting is set for October 14th at 6:00 PM at Leon's Family Dining.

Volunteer Board Members 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

REIA Membership Benefits

Why Join? The Benefits Speak for Themselves!

Connect with investors, landlords, and contractors while accessing expert-led presentations, monthly newsletters, and guest speakers with the latest industry insights. Members receive a free 3-month Mr. Landlord Newsletter subscription, court-approved property management forms, and exclusive discounts at Sherwin-Williams, Office Max, and major retailers. Build your investment team through trusted referrals for rehabs and property management, plus stay informed through advocacy connections with local and state officials. Contractors enjoy steady streams of long-term business opportunities from our active member network.

Annual membership is **\$135 for individual and spouse** (fully tax-deductible). Your fee supports speakers, website maintenance, insurance, newsletters, events, and a Lansing lobbyist advocating for landlord and investor interests. Our volunteer board takes no compensation, ensuring every dollar strengthens our community.

Annual *Holiday* Party

Join us for an evening of delicious dinner and great conversation with fellow REIA members and friends! Come celebrate and connect with your real estate investment community in a relaxed, festive atmosphere. The party will be held on December 2nd, 2025, from 6:00 PM to 9:00 PM at The Broadcast Booth, located at 6550 Allen Rd, Allen Park, MI 48101. Tickets are \$30 per person. Don't miss this opportunity to unwind, network, and enjoy good food and company as we wrap up another successful year together!

Event Details:

- Date: December 2nd, 2025
- Time: 6:00 PM - 9:00 PM
- Location: The Broadcast Booth:
 - 6550 Allen Rd, Allen Park, Michigan
- Price: \$30 per person

Several Ways to Register:

- Scan the QR code
- Click on the Link: <https://square.link/u/7tvWUUK>
- Pay Cash at our October or November meeting



MICHIGAN'S SHIELD ACT: WHAT REAL ESTATE INVESTORS NEED TO KNOW

Adapted From Original:
Courtney Bennett
Wed, September 10th 2025

If you've been investing in Michigan real estate, you're likely familiar with the frustrating reality of squatter situations. Under current law, even when squatters present obviously fraudulent documents claiming ownership of your property, you're still forced to navigate a legal eviction process that takes up to seven days. As State Representative Steve Frisbie put it, "your squatter gets free rent for seven days, it's like having a luxury hotel and never pay the bill." This puts property owners in an impossible position – locked out of their own investments while trespassers enjoy free accommodation with legal protection. The Safeguarding Homeownership and Interests Through Eviction Law Development (SHIELD) Act, introduced by Rep. Frisbie in September, aims to change this dynamic entirely. The legislation would empower county sheriffs to issue immediate orders to vacate, bypassing the traditional week-long court process.

For real estate investors, this could mean:

- Faster property recovery when dealing with squatters
- Reduced carrying costs during squatter removal
- Less time dealing with legal proceedings and more time managing your portfolio
- Protection against forged ownership documents that currently tie up properties

Progress has been limited. Despite the bill's introduction on September 10th, no committee hearing has been scheduled, and the legislation remains in early stages. Rep. Frisbie acknowledged he's still working to build bipartisan support, having had preliminary discussions with some Democratic legislators.

While the SHIELD Act hasn't moved forward, Michigan did pass related legislation in 2024 that investors should know about. House Bill 5070 (now Public Act 224) established tougher penalties for squatting in single-family homes, making first-time offenses misdemeanors and repeat violations potential felonies. This provides some additional deterrent, though it doesn't address the immediate removal issue that the SHIELD Act targets.

What This Means for Your Investment Strategy

Short-term: Continue planning for the current 7-day eviction process when budgeting for potential squatter situations. The existing legal framework remains unchanged.

Long-term: Keep monitoring this legislation. If passed, the SHIELD Act could significantly reduce one of the operational risks associated with real estate investing in Michigan, particularly for:

- Vacation rental properties
- Properties between tenants
- Renovated properties sitting vacant
- Investment properties in transitional neighborhoods

Given the unpredictable nature of the legislative process, it's worth tracking this bill's progress. Legislative momentum can shift quickly, and a committee hearing could be scheduled with little notice.

Consider:

- Following Rep. Frisbie's office updates
- Monitoring the Michigan Legislature website
- Connecting with local real estate investor groups who may have better legislative intelligence

While the SHIELD Act represents a potentially significant improvement for property owners dealing with squatters, investors shouldn't count on its passage in the near term. Continue operating under current legal requirements while staying informed about this and other legislation that could impact your investment operations. The fact that Michigan has already strengthened squatting penalties this year suggests there's legislative appetite for addressing this issue – the question is whether the SHIELD Act's more dramatic procedural changes can gain the bipartisan support needed for passage.

MICHIGAN SENATE BILLS 372-375: PROPERTY OWNER IMPACT SUMMARY

Information reported from
Jun 10, 2025 [Press Release](#)

Michigan Senate Bills 372-375: Property Owner Impact Summary

On June 10, 2025, Michigan senators introduced four bills that would change rental property operations statewide. The bills have been referred to the Senate Committee on Housing and Human Services.

The Four Bills:

Senate Bill 372 (Sen. Bayer) - Application Fee Cap

- Limits rental application fees to \$25 or actual processing costs, whichever is lower
- Requires properties to be actually available before charging application fees
- Allows reuse of background checks for 45 days
- Requires disclosure when applications are denied based on background check information

Senate Bill 373 (Sen. Cavanagh) - Fee-Free Rent Payment

- Mandates landlords offer at least one method for tenants to pay rent without additional fees

Senate Bill 374 (Sen. Geiss) - Eviction Record Sealing

- Allows immediate sealing of eviction records
- Permits expungement of eviction records after three years
- Applies even to housing court disputes that don't result in eviction

Senate Bill 375 (Sen. Irwin) - Fee Restrictions

- Limits landlords' ability to charge fees beyond rent for services like landscaping or snow removal

Potential Impact on Property Owners

Revenue Changes:

- Reduced income from application fees above \$25
- Loss of payment processing fee revenue
- Elimination of separate service fees (landscaping, snow removal, etc.)
- May require rent increases to maintain profitability

Operational Changes:

- Need to document actual application processing costs
- Must verify property availability before accepting applications
- Required to offer fee-free payment options
- More complex fee structure compliance

Tenant Screening:

- Limited access to eviction history due to sealing/expungement provisions
- Background checks can be reused for 45 days across applications
- May need enhanced screening criteria to compensate for reduced eviction data

Compliance Requirements:

- New disclosure requirements for application denials
- Documentation of processing costs
- Management of multiple payment systems
- Determination of allowable vs. prohibited fees

Current Status

The bills were introduced in June 2025 and referred to the Senate Committee on Housing and Human Services. No committee hearing dates have been announced. The legislative status and timeline for potential advancement remain unclear.

According to Remodeling Magazine, the rehab renovations with the highest return on investment include:

- **Garage Door Replacement:** On average, it costs \$4,513 to replace an existing garage door. However, new garage doors coincide with a resale value of \$8,751, which translates to 194% of the cost recouped.
- **Steel Entry Door Replacement:** On average, it costs \$2,355 to replace an entry door. However, new steel entry doors coincide with a resale value of \$4,430, which translates to 188% of the cost recouped.
- **Manufactured Stone Veneer:** On average, it costs \$11,287 to add manufactured stone veneer to a home's exterior. However, manufactured stone veneer coincides with a resale value of \$17,291, which translates to 153% of the cost recouped.
- **Midrange Minor Kitchen Remodel:** On average, it costs \$27,492 to conduct a minor kitchen remodel with midrange appliances. However, a midrange kitchen remodel coincides with a resale value of \$26,406, which translates to 96% of the cost recouped.

It's crucial to understand that not all renovations are equal when recouping costs. While some improvements can yield a high return on investment in actual dollars, others are better measured by their ability to enhance the property's perceived value. Remember, it's not just about the money invested but also the added appeal and desirability these renovations can bring to a home.

An aesthetically pleasing property is more likely to capture the attention of potential buyers, increasing demand and consequently driving up the value, which may result in a more profitable sale. So, investors should focus on the renovations that enhance a home's overall attractiveness, as they often prove to be the most lucrative in the long run.

On the final pages of our newsletter, you'll discover a comprehensive list of contractors that REIA of Wayne group members have previously worked with across various renovation and rehabilitation projects. This resource represents real experiences from fellow investors in our community and can serve as a valuable starting point when you're planning rehab renovations designed to maximize your return on investment (ROI).

These contractor listings have been compiled based on member submissions and past project experiences. While this list represents contractors who have completed work for our members, it's important to understand that project experiences can vary significantly based on factors such as project scope, timing, communication, and individual circumstances. REIA of Wayne provides this information strictly as a member service and reference tool. We do not endorse, guarantee, recommend, or assume any responsibility for the quality, reliability, or performance of any contractor listed. Each member must conduct their own thorough due diligence process before engaging any contractor for their projects. Before hiring any contractor, regardless of their inclusion on our list, we strongly encourage you to:

- Verify current licensing and insurance coverage
- Check recent references from multiple past clients
- Review Better Business Bureau ratings and online reviews
- Obtain detailed written estimates from multiple contractors
- Confirm availability and realistic project timelines
- Establish clear contracts with defined scope, materials, and payment schedules
- Verify they carry appropriate workers' compensation and liability insurance
- Ensure all necessary permits will be obtained properly

Consider this contractor list as one tool in your research process, not a substitute for comprehensive vetting. The most successful investor-contractor relationships are built on clear communication, realistic expectations, and thorough preparation on both sides. Remember: your investment success depends on making informed decisions. Take the time to properly evaluate any contractor before moving forward with your rehabilitation projects.

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.....566 255-0308

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



Advertise with Us!



Alpine Land Surveying
YOUR FLOOD ZONE EXPERT
KAROL L. GROVE, PS

11590 Highland Rd - Suite 100
Hartland, MI 48353
P: 877-99-Remove
www.floodzoneexpert.com



MATTRESS & APPLIANCE OUTLET

Gee Scott
3706 Fort St. Lincoln Park, MI
P: 313-334-4210
Visit: GBApplianceOutlet.com



My Rehab Consultant

UNIQUE HOME CONSULTANT ADVISORS
HUD 203K CONSULTANT
FANNIE MAE HOMESTYLE CONSULTANT
VA REHAB CONSULTANT

Walter L. Williams - P1528
www.myrehabconsultant.com
E: 203k@myrehabconsultant.com
P: 877-399-203K

 **Epic Property
Management**

Joshua K. Sterling
(734) 225-6934

www.EpicPropertyManagement.com

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



Liberty Tax
YOU DO LIFE WE DO TAXES

Mohammed Chandoo,
Business Consultant Tax Expert
23936 Michigan Ave., Suite B
Dearborn, MI 48124
313-278-1040 (OFFICE)
248-270-8280 (CELL)

Home Appliance Outlet

**10% Off Any Appliance
w/AD**

(734) 699-5330
851 Sumpter Rd, Belleville
1 mile south of I-94
Belleville Rd. Exit 190
(Located in Belle Plaza)

WARRANTIES ON ALL APPLIANCES