

SEVEN TYPES OF INCOME

EARNED INCOME

This is the money you receive in exchange for your time, skill, and labor. It includes wages, salaries, tips, and bonuses.

PROFIT INCOME

This is the money earned from sales or providing products and services. It often applies to business owners, entrepreneurs, and investors.

RENTAL INCOME

Rental income is earned when you rent out a property you own or collect rent income from an investment.

PORTFOLIO INCOME

This type of income is earned from investments such as stocks, dividends, and interests.

RESIDUAL INCOME

Residual income can come from sources such as royalties, or through a contractual agreement for work, such as through a licensing agreement.

PASSIVE INCOME

Passive income is earned through channels that do not require your active involvement. Examples include real estate, online courses, and stock dividends.

CAPITAL GAINS

Capital gains are earned when you sell a capital asset like real estate, stocks, or mutual funds at a higher price than when you purchased it.

Multiple Streams
Of Income! 2026

Networking
Gets You Paid!

Proverbs 21:5

*Steady plodding brings prosperity;
hasty speculation brings poverty.*

1REClub

Tonight's Program:

Date - - 2026

The #1 Club for DFW!

The Club Created for Networking, Investing, & Mentoring

www.1REClub.com

Celebrating 20+ Years in 2026!

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Jimmy Reed has been investing in real estate since the late 80's. He started out Wholesaling to local Investors in Fort Worth, TX. After a short time he created a database of local investors that he supplied investment properties to. Along the way he started supplying out of state investors who had heard about these incredible real estate deals with inventory of their own. He began finding **Real Estate Deals** for these out of state Investors who had a desire to hold properties long term and yet still have a positive Cash Flow, not your average Dallas/Fort Worth investor's goals especially at that time when most investors specialized in Buy, Fix, and Sell strategies.

Well, he soon became so busy that by 1991 Jimmy started teaching other local investors how to do what he was doing. He started a **Wholesale / Mentor** training class so they in return could help supply him with more inventories for his clients. Through the years he added specialty fields such as **Probate, Costa Rica & Panama Training** and Investing and other fields of expertise.

In 1997 he was asked to start teaching for a National Real Estate Training company, which was teaching new and seasoned investors the In's and Out's of Real Estate Investing. He helped created a Wholesale Training and Mentor Program for them. This company fulfilled training's for many of the **National Guru's**.

Jump to today and Jimmy's company currently is still teaching, buying, selling, and holding real estate. He has Authored books such as "**No Fear Real Estate**" along with "**Financial Achievement Inspired Through Him**" Know as the FAITH book for Finances.

He was also one of the **co founders of the Fort Worth Real Estate Club "REIO"** which was designed to help new and seasoned investors to be able to Network and do more deals in an open form environment. As of 2014 he took that concept and went further and started the **NEW www.1REClub.com** real estate club for those who are serious about succeeding in real estate. This Dallas/Fort Worth based club has some of the finest local real estate investors in the area attending each month. **New and Seasoned Investors are welcome.** It is the **1 DFW Club** to get all you need from Networking, Deals, Training's, and more!

Along with all of the above Jimmy and his wife, along with their two children have been involved in many areas of their church such as Financial Trainers and even Youth leaders. These opportunities have truly changed their lives and have moved Jimmy to where he is now with one of his first goals "**Becoming Debt Free & Stewardship training**". This training is designed more on the basis of generating extra income to reduce debt using real estate or any business to accomplish it. This training is truly the basis for how he does business today.

In closing Jimmy would like to express that he Love's Real Estate Investing, and would like you and your friends to experience it with him. **The Possibilities are Endless!**

1REClub

Memberships

Single Membership \$145
(is \$13.00 a meeting)

Double Membership \$195
(is \$8.86 a meeting per person)

2026 SPECIAL DISCOUNT

Are You Really Committed to Success?

Platinum Membership
Mentor Membership
Details at back of Program



Fort Worth's Premier Real Estate Club

Because of the complexity of real estate and the continuing changes and developments in the law, members and guests should not make decisions relating to information at this meeting without seeking specific professional guidance.

Information is obtained from sources believed to be reliable; but the information is subject to change as more information and changes occur within the practice of real estate, real estate investing, real estate law and tax laws.

1REClub

Welcome to a New Vision of the
Ultimate Real Estate Club, hence, the name
1 R.E. Club

Mission:

Our goal is to be the **1 stop** shop for
investing, networking, and training!
And

That each member is:

- 1 a valuable asset to the club,
- 1 who needs to succeed,
- 1 who deserves the best!
- 1 who matters!!!

You are...

Our

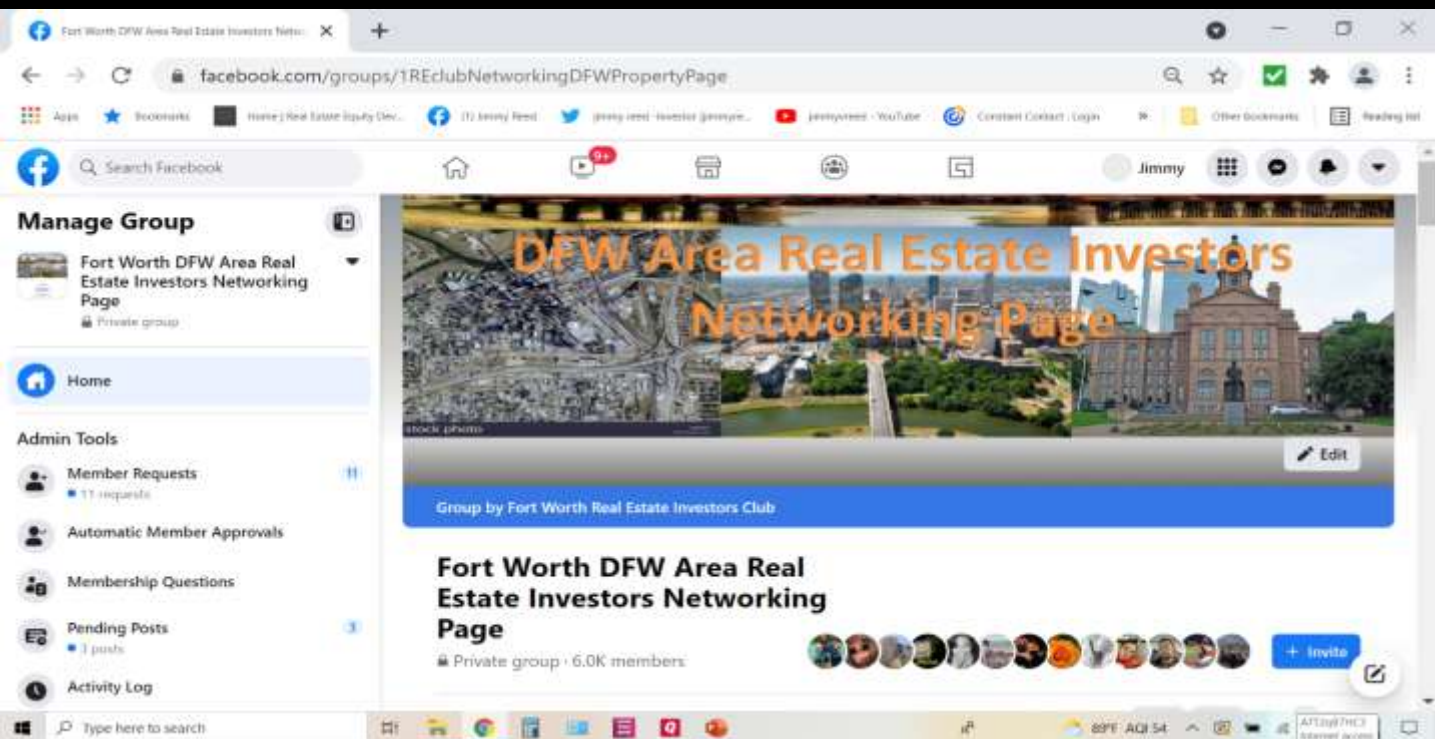
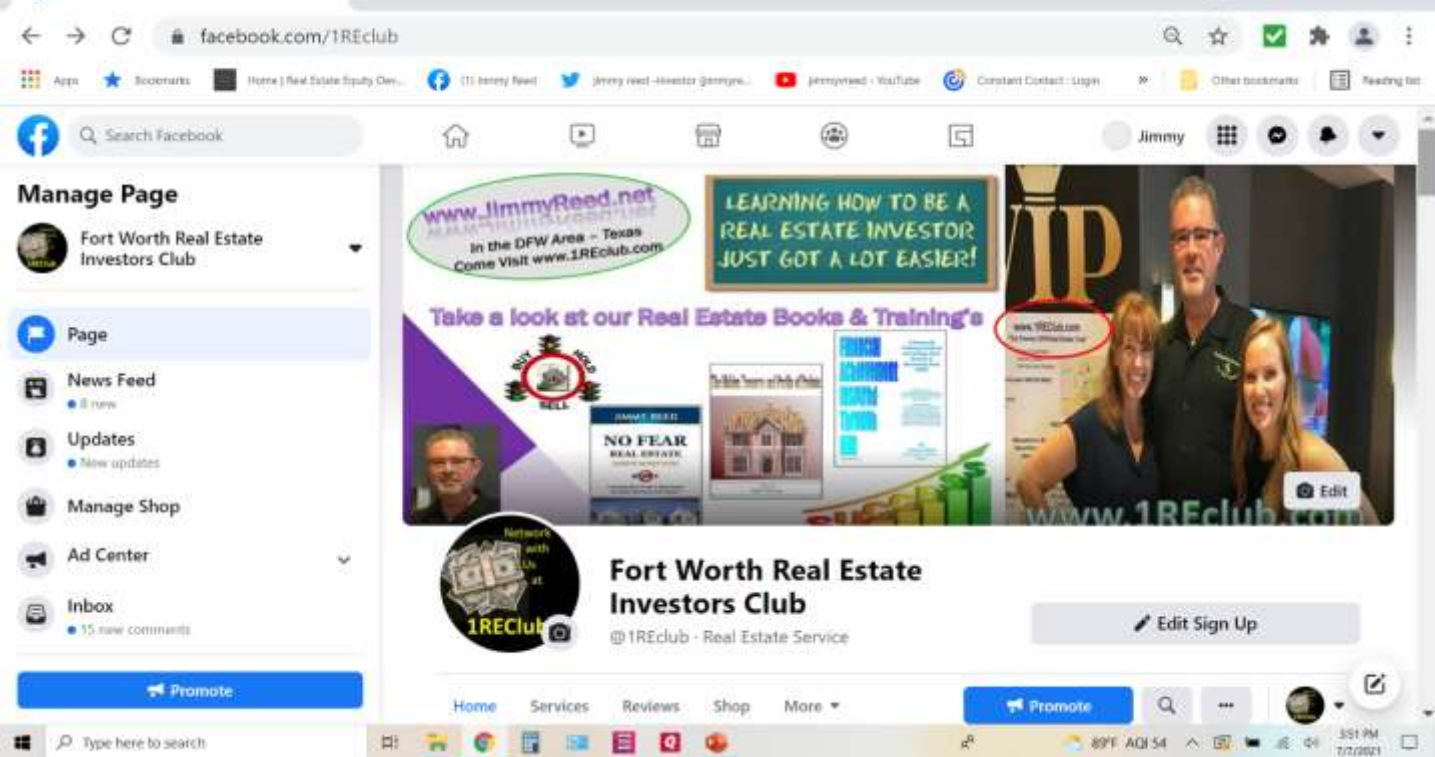


Guiding
Scripture

Proverbs 13:20

Walk with the wise and become wise,
for a companion of fools suffers harm.

Monthly Scripture



Are you a Member of these Groups?
Why Not?
Networking is How YOU Get Paid!

1REClub Preferred Vendor

When you invest, you need a specialist to ensure

CLOSING the deal!

- Simultaneous Close
- Assignment of Contract Close
- 3 Day Title Work Turnaround
- Curative Specialist
- Attorney Available 24/7
- Investment Property Specialist

McGee Law Firm is a full service Law Firm and a Fee Attorney Office for Alamo Title Company providing Title Closings to real estate professionals. Our Escrow Officer, Shylia Trout, specializes in investment properties of all kinds. For nearly 10 years our specialist has provided curative work for some of the most challenging deals, ensuring our clients close on time with little to no slow down in the closing transaction.

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810 W. 10th Street | Ft. Worth, TX 76102

Opening Doors to Your Future!



Rita McGee
Attorney
Escrow Officer



Shylia Trout
Senior Escrow Officer
Investment Property Specialist



McGee Law Firm
YOUR TITLE AND LEGAL RESOURCE

YOUR TITLE AND LEGAL RESOURCE

PROTECT

Your Investments & Your Legacy

In today's complex world protecting and managing your assets is critical.

Protecting your legacy begins now. As an investor and business owner, your financial future is dependent not only on your continued success but also upon the preparation and protection you put in place now. **Texas Land Trust & Estate Planning** provides you and your family with peace of mind.

Texas Land Trust & Estate Planning creates a definitive plan for managing your total wealth while you're alive, preparing your estate for ease of distribution after your death, and a clear plan to pass on your legacy. Your estate includes all assets of any value that you own. This includes non-financial assets as well as financial assets, including real property, business interests, investments, insurance proceeds, retirement accounts and personal property.

Our attorney's have provided guidance to hundreds of clients with diverse and complex legal needs over the last twelve years.

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You, Your Business and Your Legacy.



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- Work with a member of the American Academy of Estate Planning Attorneys



Brandon L. McGee
Attorney at Law

Investor Special

- Wills/Trust Setup
- Medical Directives
- Financial Power of Attorney



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817.877.9944
810 W. 10th Street | Ft. Worth, TX 76102
brandon.mcgee@tarrantlegal.com
www.tarrantlegal.com



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PROTECTING
You, Your Business,
Your Legacy

About Longhorn Investments

- Founded in 2008
- Headquartered in Dallas, TX
- Direct lender with over \$650 million in lending capacity
- Have closed over 10,000 loans for over \$1.8 billion
- WE FUND 100% OF YOUR REHAB AND PURCHASE
- Personally closed over 750 loans

Longhorn Investments

Website

Directions

Save

5.0 ★★★★★ 258 Google reviews

Mortgage lender in Dallas, Texas



Follow Me



**Ryan Blake – Loan
Originator**

**E:
rblake@longhorninvestm
ents.com**

O: 214.420.7324

C: 714.504.3409



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1REClub Preferred Vendor

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KIM MILLER
OWNER/BROKER



1 REClub Preferred Vendor

Ask About our Investor Package Deals

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Steve Frady



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Steve.Frady@aol.com

1 REClub Preferred Vendor



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Over 30 years experience!

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and surrounding communities.

realestate@reneekolar.com



WEALTH TRAINING

Using Real Estate to Generate Wealth?

3 Trainings to Wealth (online):
Wholesale, Probate, and Becoming Debt Free.



Wholesale

This is the bread & butter of basic real estate investing. This is how I got started in the late 80's Investing without any money. I actually called it "Garage Sale Real Estate". Finding deals and then selling those deals to Investors who have CASH!



Probate

Did you know, even if you die with a will, your estate will go through probate court? The real secret is knowing what to look for at the courthouse and how to market to the executors of the estates when you find them...



Debt Free

Become Debt FREE Using Biblical Principles, and Real Estate or Any Business to Get You on Your Way to Changing Your Life! And Get it All Started in 30 Days!!!

SCAN THE QR CODE TO
Start Today



OUR WEBSITE

www.JimmyReed.net

Check out our
FREE 30+minute Training Video
by going to our website, joining our FREE Network, and the Video LINK will be sent to you!

FREE Real Estate Investing-Training Click for more info!



MULTI-MEDIA MANAGEMENT

- SOCIAL MEDIA CREATION/MANAGEMENT
- PHOTOGRAPHY
- VIDEOGRAPHY
- GRAPHIC DESIGN
- BUSINESS BRANDING/MARKETING

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Who We Are

- Real estate attorneys with 30 + years of experience
- Residential & commercial closings
- Creative finance transactions
- Contract drafting & legal guidance

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Legal Services



What We Do

- Fast, efficient title work
- Residential & commercial closings
- Sub-To, Wraps & Owner Finance support
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- Nationwide Closings



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1REclub Advertisers may run ads with the approval of 1REclub

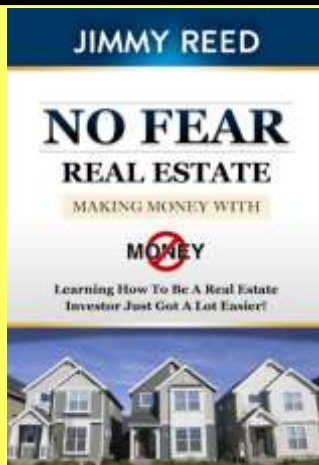
Ads ran do not mean an endorsement by 1REclub but are here for the convince of 1REclub members
1REclub recommends you ask for references before working with advertisers.

Advertising Spaces only \$249 a Year & Includes 1 Year Membership



An advertisement for Alex Conrad, a Realtor with Coldwell Banker. The ad features a house-shaped logo with "Alex Conrad Realtor" written across it. Above the logo, it says "Find us on facebook" and "yourDFWhouses.com". To the right of the logo is an Instagram icon. Below the logo, it says "List to Sale", "List to Lease", "Investor Friendly", and "HUD/Foreclosure". In the center of the house logo is a photo of Alex Conrad. To the right of the photo, it says "Serving Arlington, Mansfield, Grand Prairie, Fort Worth Local Area". Below the house logo, it says "Call/Text (817) 903-2963". At the bottom, it says "Coldwell Banker" and "CEDFW.COM".

Get
"No Fear
Real
Estate"
On
Amazon
Today



For Vendors & Sponsors

Ask Amber

For Packet info

An advertisement for Real Estate Equity Development. The title "Real Estate Equity Development" is in a large, green, serif font. Below it is the website "www.JimmyReed.net" in a yellow, sans-serif font. The text "We Buy Houses, Multi-Family & Apartments" is in a white, sans-serif font. Below that, it says "We Prefer Properties in Tarrant, Parker & Hood Counties". Underneath, it says "In Tarrant County we Prefer West of I-35 will consider East". Below that, it says "We Pay CASH FAST for Discounts" in a green, sans-serif font. Underneath that, it says "or Full Price for TERMS (Owner Financing)" in a green, sans-serif font. At the bottom, it says "Jimmy Reed" and "Investor Mentor Trainer" on the left, and "Office Phone 817-731-0120" on the right.

An advertisement for Social Media Marketing & Advertising. The title "Social Media Marketing & Advertising" is in a black, sans-serif font. To the right of the title is a photo of Mrs. Amber Milano. Below the title, it says "Follow: @MrsAmberMilano" in a white, sans-serif font. Underneath that, it says "972.755.9557". At the bottom, there are five social media icons: Facebook, Instagram, Pinterest, LinkedIn, and Twitter.

1REClub Advertisers may run ads with the approval of 1REClub
Ads ran do not mean an endorsement by 1REClub but are here for the convince of 1REClub members
1REClub recommends you ask for references before working with advertisers.

1REClub

Steps You need to Complete

So, if you are new to the club or you are not receiving our emails here are the steps you should complete immediately. You will also receive some **FREE gifts** from Jimmy for taking the time to help us **Network with you better**.

1. Go to www.JimmyReed.net and click the “Join Now Button” This will add you to our **Database to receive emails on Real Estate Deals, Club Info, Training’s, etc....**
2. Then go to www.1REclub.com and this will take you to Meetup, a FREE site for you to create a profile. Once done ask to join our group **1REclub..**
3. Then go to **Facebook** [Fort Worth Real Estate Investors Club](#) then **Join & Like** the page..
4. Then go to this **Facebook Group** [Fort Worth DFW Area Real Estate Investors Networking Page](#) this is a page for Networking DFW area properties to buy & sell.
5. Next if you are serious about real estate investing and Networking at the club, we suggest you get an **Annual Membership**. This will **save you money** and give you Special Deals throughout the year.
6. * By the way when you arrived did you fill out one of our “**Getting to Know You**” forms? If not make sure you do before you leave. This form goes in Jimmy’s **property database** so when a Great Deal is available, we can contact you based on what type of **Deals & Exit Strategies** you prefer.
7. Next Month bring Business cards, Flyers of deals you have and **Network!**

**** Now after completing the above, you may decide you need some training or would like to know what the club & Jimmy offer in regard to training. We suggest you go to the [next page and answer the questions listed](#) . These questions will help you, and us get to know what will help you the most in getting you **Deals & Getting Paid!****

Thanks for supporting your local club 1REclub!

Do You Need Training Q & A Form?

Do YOU need any real estate training? Well, we have a few questions below that can help you determine if you think you might.

After reviewing & answering the questions, if you determine Training could get you on the **Fast Track** to making money in real estate, then look at the next two pages to see if those programs could be what you are looking for.

Keep in mind we have other training programs available at Jimmy Reed's Web site at www.JimmyReed.net ***Make sure to circle Yes or No below.***

1. Have you had [any training](#) in real estate investing? **Yes or No**
2. If you have had training, have you done [any transactions](#) yet? **Yes or No**
3. Do you know how to [fill out a TREC](#) contract? **Yes or No**
4. Do you know the difference between an [Assignment & a Double Close](#)? **Yes or No**
5. Do you know how to [Wholesale](#) real estate? **Yes or No**
6. Do you know how to determine the [Market Value](#) for real estate? **Yes or No**
7. Do you know how to determine the [Repairs](#) on a property? **Yes or No**
8. Do you know how to get [Cash Quickly](#) to purchase a property? **Yes or No**
9. Do you know what to look for when [inspecting](#) a property? **Yes or No**
10. Do you know what [repairs](#) are needed for a property to get Financing on it? **Yes or No**
11. Are you able to get [MLS comps](#) for [property evaluations](#)? **Yes or No**
12. Are you good at [negotiating](#) with people to buy their properties? **Yes or No**
13. Do you know the [LEGAL](#) ways to Market real estate Deals? **Yes or No**
14. Have you ever done a [Simultaneous Closing](#)? **Yes or No**
15. Do you know how to [run/manage Rental properties](#)? **Yes or No**
16. Have you ever sold investment property on a [New Loan](#)? **Yes or No**
17. Have you any Experience using [Owner Financing](#) to Buy or Sell a property? **Yes or No**
18. Have you ever tried to find real estate Deals through [Probate](#)? **Yes or No**
19. Can you spend at least [15 to 20 hours a week](#) trying to get a Real Estate DEAL? **Yes or NO**
20. Have you had any experience in [running numbers](#) to determine if a property is a Deal or Not? **Yes or No**

If you answered **No** to any of the above questions you may need training at least in those areas. Training can save you more than just the Mistakes many New Investors make starting out and cost You Less! **Make sure to scan the QR codes on the next page.**

So, contact us if you have any questions in regard to training! **Be Blessed**



**Free Video on Wholesale,
Probate & Becoming
Debt Free.**



**Join our Network & Get 6
Real Estate Trainings Free**

Amazon Real Estate
Investing Book
“No Fear Real Estate”



**Free YouTube Videos
On Real Estate Investing**





Platinum Membership

\$1,995
(DFW AREA ONLY)

Price Going Up ↑
In 2025

Subject to Change
At Any Time!
[Sign Up Now](#)

Here is what you get with the **Platinum Membership**

1. You come to every meeting for 1 year Free.
2. You go in the field with Jimmy on a Saturday once a month. From **9:00 am to 4:00 pm. 4 times over 1 year** working & learning to do deals.
3. You get 3 online training's-Wholesale, Probate, & Becoming Debt Free each averages about 7 hours of training, that were recorded on video to watch as often as you want. Plus it includes all PDF books with forms and documents for you to be able to print and use yourself. **(These 3 alone run for \$625 each!)**

Wholesale Training Video Includes-

- Find Deals
- Negotiate with Owners
- Write Contracts
- Assignments & Double Close
- Kick Start Marketing for Leads
- Tracking Vacant's
- And MUCH, MUCH MORE!

Probate Training Video is the second online video that will teach you to:

- Find Deals
- Work with the Executors
- Track Probates
- Solve Executors Problems
- Find the Inventory
- Find the Deals before Anyone Else
- And MUCH, MUCH MORE!

Becoming Debt Free is the last online video that will teach you to:

- Become Debt FREE!!!
- Increase Your Net Worth
- Use Real Estate to Retire
- Set Up Your Retirement
- Leave an Inheritance for your Children's Children!
- And MUCH, MUCH MORE!

4. And You Get Jimmy's **Deal or NO Deal Spreadsheet**

Pictured to the right to run your numbers!
Know if a property really is a DEAL!

5. Add another \$500 and you can have a **Guest**

Accompany You on the Whole Platinum Membership DEAL!!!

Yes, they too will come to 1REClub for a year, the Ride a Long's in the Field and all 3 Online Trainings for ONLY \$500 EXTRA!! **(1 GUEST ONLY)**

Find a Partner and Split it NOW!



Mentor Membership

\$4,995
(DFW Area ONLY!)

Price Going Up
In 2025

Subject to Change
At Any Time!

Sign Up Now

Here is what you get with the **Mentor Membership**

Everything we have Mentioned for **Platinum**

PLUS

1. **5 Extra** In Fields from **9:00 – 4:00** some on a Weekday (1 Extra Student)
2. **4 Saturday's** a Year (Total 9 In Fields a year – *includes other students*)
3. Helping you look at your Deals
4. Run the Numbers on your Deals
5. Consult with you when you need it!
6. Go to the Court House a few times for a Foreclosure Sale & Probate Training
7. Get my **"No Fear Real Estate"** book FREE! (ebook)
8. **Add another \$500** and you can have a **Guest** Accompany You on this Mentor Membership DEAL!!! Yes, they too will come to 1REClub, the Ride a Long's in the Field and all 3 Online Training's for ONLY \$500 EXTRA!! (**1 GUEST ONLY**)

Guest must meet on same dates & time.

Find a Partner and Split it NOW!

12 Months of 1REClub & 84+ Hours in Field Training with Jimmy
That is a Total of **9 In Fields with Jimmy** for 1 year
Over 21+ hours of Online Video Training's
Do the math! By the Hour it's a STEAL!
2 Days a month with Jimmy would normally be a \$1,000 a day
Your attorney would charge you at least \$200 to \$300 an hour!

**Basically, a Year of Training with Jimmy
Get the Knowledge & Wisdom You Need!**

Hosea 4:6 (read it)

1REClub Speaker

Name

Notes

1REClub

2026 Speakers

January 8	Arnie Abramson	Tax Sales
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February 12	Scott Horne	Sub Two – Ask the Attorney
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March 12	Bill Barnett	To be Determined
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April 9	Brandon McGee	Attorney- Trust/LLC-Probate
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May 14	Jennifer Steward	Lead Generation for Deals!
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June 11	Dan Riddle	Apartment/Any Syndications
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**Dates & Speakers Subject to change. Always check the emails for
The month of the meeting.**

“3 Trainings to Wealth”



All 3 Trainings ONLINE Any Time!

www.JimmyReed.net

***We Can Help You Become a
Real Estate Investor
Call or Visit Our Web Site Today!***

Proverbs 3:1-35



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