

Welcome.

This quarterly newsletter is our Wealth Building Table. We invite you to have a seat at the table with us no matter where you are in your wealth building journey. There is seat for us all. We want everyone who desires to change the trajectory of their family's financial picture and live an abundant life with maximum freedom of choice to join us at this Wealth Building table. You are welcomed here. This newsletter is our collective table a place where will learn, share, grow, perhaps do business together, and inspire each other to continue pursuing our dreams with passion and vigor, while building wealth and enjoying a life of financial freedom.

To view previous editions of The Wealth Building Table, click the "Newsletter" tab at www.peayunited.org

Meet the Team



**Marling Peay,
Senior Advisor**



**Madelyn Peay,
Managing
Partner
& Executive
Consultant**



**Mari Warren,
Administrative
Assistant**



**Keirah Thomas,
Resident Liaison**

Entrepreneur Spotlight: Body Creations Gym



- Local owners Wu (Sherman) and Kayla welcome you to Body Creations!
- Body Creations is a locally-owned and operated gym in the west end of Richmond with nearly 30 years bringing hard-core fitness to the community.

[Click here for website](#)

"More than a gym, we are a family of diverse individuals from all fitness levels, novice to experienced, with common health, muscle-building, and weight-loss goals. We are serious about helping you achieve results."



@bodycreationsgym



Body Creations Gym



Peay United Property Improvements 2021

Union Place, Richmond VA

- Repaved Parking Lot, addressed ponding issue



We are Accepting Quotes for Sidewalk Extensions

Please email marina@peayunited.org
to send quotes or receive more information.

Help Us Support Financial Literacy in Schools & Aspiring Apartment Hackers!

Our 501c3 Peay United Foundation was established to support Financial Literacy in schools, and start an earnest money deposit gifting program for aspiring Apartment Hackers. Your tax-deductible donations Your support efforts toward helping aspiring new young investors start their house hacking journey

Scan Code to Donate



For text-to-donate,
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(202) 858-1233



Please mail contributions to:
Peay United Foundation Inc.
7330 Staples Mill Rd. Unit 111
Richmond, VA 23228

Peay Picks

Book of the Quarter

Each newsletter we randomly select a reader to win a free copy of our book pick. Each book has been read by the Peay's and comes highly recommended.

This month's winner is: Orlando Artze!

Friday Forward by Robert Glazer

This book is a culmination of Robert's amazing leadership lessons, insightful ideas, and pathways to self improvement. It's a must read for anyone looking for inspiration during the workweek. To follow Robert's weekly "Friday Forward" blogposts, check out his website [here](#).



What We're Listening To



The Ziglar Show: Episode 866 "Overcoming Limiting Conditioning"

In this episode, Tom Ziglar and Kevin Miller ask the question "What limiting conditioning have you overcome?" They discuss the problem with self-limiting beliefs and preconceived notions we may carry about our abilities, and what we are capable of achieving.

Apartment Hacker Living



Apartment Hacking (A term coined by the Peay's) is purchasing a 2, 3, or 4-unit apartment building where you live in one apartment and rent the rest of the units. The income from the units you rent to others covers and/or reduces your personal housing expenses.

This frees up money for you to do things like **pay off bad debt**, **contribute more to causes that are important to you**, **increase your savings rate**, **start your emergency fund**, **buy more property**, **retire early**, or **take more vacations**. Simply put, this strategy frees up your hard-earned money and gives you flexibility to do more of things you want to do.

Apartment Hacker Tip

With smart Apartment Hacking, you can begin to live **rent free**.

If you buy a triplex or quad, your other renters should cover your expenses. Buying a duplex will likely not cover all of your debt service because you only have one apartment share the debt load.



Tax Tip

Interested in Crypto Currencies? Buying and Holding Crypto Does Not Require 1040 Reporting

A new clarification from the Internal Revenue Service (IRS) indicates that buying and holding cryptocurrency with government-issued money does not need to be reported on the 1040 form. As stated on a Q&A from the IRS website:

"If your only transactions involving virtual currency during 2020 were purchases of virtual currency with real currency, you are not required to answer yes to the Form 1040 question."

If you have been interested in investment in cryptocurrency or stocks of companies utilizing crypto, this could be something to consider in your options.



Interested in Sending Us a Deal? Here's what we're looking for:

- 4-unit apartment buildings, Richmond Virginia area
- 3 unit apartment buildings, Richmond, Virginia area
- 80% occupied or higher
- Rents \$200 mo/u or more below market
- Preferable A, B areas, C areas in the path of progress
- Preferable, the building needs \$10//unit or less in updates.
- **Have something for us? Email marina@peayunited.org**