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2009

Open to Public
Inspection

Form 990-EZ

Department of the Treasury
Internal Revenue ServiceShort Form
Return of Organization Exempt From Income TaxUnder section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code
(except black lung benefit trust or private foundation)

- Sponsoring organizations of donor advised funds and controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$500,000 and total assets less than \$1,250,000 at the end of the year may use this form
- The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2009 calendar year, or tax year beginning 01-01-2009, and ending 12-31-2009

B Check if applicable

- Address change
- Name change
- Initial return
- Terminated
- Amended return
- Application pending

Please use IRS label or print or type. See Specific Instructions.	C Name of organization INSTITUTE FOR REAL ESTATE MGT GREATER PHX CHAPTER 47	D Employer identification number 51-0203840
	Number and street (or P O box, if mail is not delivered to street address) P O BOX 11369	E Telephone number (602) 253-1852
	City or town, state or country, and ZIP + 4 CHANDLER, AZ 85248	F Group Exemption Number ► 3002

* Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ). ►

G Accounting method Cash Accrual
Other (specify) ►

I Website: ► WWWIREMPHX.ORG

J Tax-Exempt status (check only one) 501(c)(6) (insert no) 4947(a)(1) or 527H Check ► if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)

K Check ► if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A Form 990-EZ or Form 990 return is not required, but if the organization chooses to file a return, be sure to file a complete return

L Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts, if \$500,000 or more, file Form 990 instead of Form 990-EZ ► \$ 247,322

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.)

Revenue	1 Contributions, gifts, grants, and similar amounts received	1	
	2 Program service revenue including government fees and contracts	2	174,545
	3 Membership dues and assessments	3	48,653
	4 Investment income	4	984
	5a Gross amount from sale of assets other than inventory	5a	
	b Less cost or other basis and sales expenses	5b	
	c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	
	6 Special events and activities (complete applicable parts of Schedule G) If any amount is from gaming, check here ►	6a	23,140
	a Gross revenue (not including \$ of contributions reported on line 1)	6b	14,505
	b Less direct expenses other than fundraising expenses	6c	8,635
	c Net income or (loss) from special events and activities (Subtract line 6b from line 6a)	7a	
	7a Gross sales of inventory, less returns and allowances	7b	
	b Less cost of goods sold	7c	
	c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	8	
	8 Other revenue (describe ►)	9	232,817
	9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8 ►		
Expenses	10 Grants and similar amounts paid (attach schedule)	10	
	11 Benefits paid to or for members	11	
	12 Salaries, other compensation, and employee benefits	12	60,472
	13 Professional fees and other payments to independent contractors	13	3,600
	14 Occupancy, rent, utilities, and maintenance	14	
	15 Printing, publications, postage, and shipping	15	4,572
	16 Other expenses (describe ►)	16	149,292
	17 Total expenses. Add lines 10 through 16 ►	17	217,936
Net Assets	18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	14,881
	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	39,491
	20 Other changes in net assets or fund balances (attach explanation)	20	
	21 Net assets or fund balances at end of year Combine lines 18 through 20 ►	21	54,372

Part II Balance Sheets—If Total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ

(See the instructions for Part II.)	(A) Beginning of year		(B) End of year	
22 Cash, savings, and investments	73,561	22	103,858	
23 Land and buildings		23		
24 Other assets (describe ►)		24		
25 Total assets	73,561	25	103,858	
26 Total liabilities (describe ►)	34,070	26	49,486	
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	39,491	27	54,372	

Part III Statement of Program Service Accomplishments (See the instructions for Part III)				Expenses (Required for section 501 (c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others)
What is the organization's primary exempt purpose? Professional development, networking, education				
Describe what was achieved in carrying out the organization's exempt purposes In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title				
28 DELIVERED 7 EDUCATIONAL PROGRAMS TO MEMBERS TO ASSIST IN OBTAINING CPM OR ARM DESIGNATION, SCHOLARSHIPS AWARDED, HELD INDUSTRY TRADE SHOW, ISSUED 4 NEWSLETTERS IREM SUPPORTED 275 ACTIVE MEMBERS AND 28 INDUSTRY PARTNERS IN 2009 (Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>	28a		
29		29a		
(Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>			
30		30a		
(Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>			
31 Other program services (attach schedule) (Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>	31a		
32 Total program service expenses (add lines 28a through 31a)		32		
Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated (See the instructions for Part IV)				
(a) Name and address	(b) Title and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-.)	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances

Part V Other Information (Note the statement requirements in the instructions for Part V.)			Yes	No
33	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity		33	No
34	Were any changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the changes		34	No
35	If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining why the organization did not report the income on Form 990-T			
a	Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section 6033 (e) notice, reporting, and proxy tax requirements?		35a	No
b	If "Yes," has it filed a tax return on Form 990-T for this year?		35b	No
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N		36	No
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions ►	37a		
b	Did the organization file Form 1120-POL for this year?		37b	No
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the period covered by this return?		38a	No
b	If "Yes," complete Schedule L, Part II and enter the total amount involved	38b		
39	Section 501(c)(7) organizations. Enter			
a	Initiation fees and capital contributions included on line 9	39a		
b	Gross receipts, included on line 9, for public use of club facilities	39b		
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under section 4911 ► _____, section 4912 ► _____, section 4955 ► _____			
b	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or is it aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		40b	
c	Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ► _____			
d	Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax on line 40c reimbursed by the organization ► _____			
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T		40e	No
41	List the states with which a copy of this return is filed ► AZ			
42a	The organization's books are in care of ► KELLY WEAKLEY	Telephone no ► (602) 253-1852		
	P O BOX 11369 Located at ► CHANDLER, AZ	ZIP + 4 ► 85248		
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		42b	No
	If "Yes," enter the name of the foreign country ► _____			
	See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.			
c	At any time during the calendar year, did the organization maintain an office outside of the U S ?		42c	No
	If "Yes," enter the name of the foreign country ► _____			
43	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here ► <input checked="" type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year ►	43		
44	Did the organization maintain any donor advised funds? If "Yes", Form 990 must be completed instead of Form 990-EZ.		44	No
45	Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes", Form 990 must be completed instead of Form 990-EZ.		45	No

Part VI Section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts only.

All section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts must answer questions 46-49b and complete the tables for lines 50 and 51.

		Yes	No
46	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	46	
47	Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	47	
48	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	48	
49a	Did the organization make any transfers to an exempt non-charitable related organization?	49a	
	b If "Yes," was the related organization a section 527 organization?	49b	
50	Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."		

(a) Name and address of each employee paid more than \$100,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
NONE				

50(f) Total number of other employees paid over \$100,000 ► _____

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation
NONE		

51(d) Total number of other independent contractors each receiving over \$100,000 ► _____

Please Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge		
	***** Signature of officer R BRENT MESZAROS CPM PRESIDENT Type or print name and title	Date 2010-03-04 Date	

Paid Preparer's Use Only	Preparer's signature CAROLYN SECHLER	Date 2010-03-04	Check if self-employed <input checked="" type="checkbox"/>	Preparer's identifying number (See instructions)
	Firm's name (or yours if self-employed), address, and ZIP + 4 SECHLER CPA PC 921 E ORANGE DRIVE PHOENIX, AZ 85014			EIN <input checked="" type="checkbox"/>
			Phone no <input checked="" type="checkbox"/> (602) 230-2700	

May the IRS discuss this return with the preparer shown above? See instructions ► Yes No

SCHEDULE G
(Form 990 or 990-EZ)

Supplemental Information Regarding Fundraising or Gaming Activities

OMB No. 1545-0047

2009

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

► **Attach to Form 990 or Form 990-EZ.** ► **See separate instructions.**

if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

F - Attach to Form 930 or Form 930 EZ. F - See separate instructions

Name of the organization

INSTITUTE FOR REAL ESTATE MGT GREATER PHX CHAPTER 47

Employer identification number

51-0203840

Part I Fundraising Activities. Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a** Mail solicitations
- b** Internet and e-mail solicitations
- c** Phone solicitations
- d** In-person solicitations
- e** Solicitation of non-government grants
- f** Solicitation of government grants
- g** Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising activities?

Yes No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization. Form 990-EZ filers are not required to complete this table.

3 List all states in which the organization is registered or licensed to solicit funds or has been notified it is exempt from registration or licensing.

Part II Fundraising Events. Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 on Form 990-EZ, line 6a. List events with gross receipts greater than \$5,000.

		(a) Event #1 GOLF TOURNAMENT (event type)	(b) Event #2 (event type)	(c) Other Events (total number)	(d) Total Events (Add col (a) through col (c))
Revenue	1 Gross receipts . . .	23,140			23,140
	2 Less Charitable contributions . . .				
	3 Gross income (line 1 minus line 2) . . .	23,140			23,140
Direct Expenses	4 Cash prizes . . .				
	5 Non-cash prizes . . .	400			400
	6 Rent/facility costs . . .	7,454			7,454
	7 Food and beverages . . .	6,295			6,295
	8 Entertainment . . .				
	9 Other direct expenses . .	356			356
	10 Direct expense summary Add lines 4 through 9 in column (d)				14,505
	11 Net income summary Combine lines 3, column d, and line 10.				8,635

Part III Gaming. Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/Instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (Add col (a) through col (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Non-cash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary Add lines 2 through 5 in column (d)				
	8 Net gaming income summary Combine lines 1, column d, and line 7				

9 Enter the state(s) in which the organization operates gaming activities	Yes	No
a Is the organization licensed to operate gaming activities in each of these states?	9a	
b If "No," Explain _____		
10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year?	10a	
b If "Yes," Explain _____		
11 Does the organization operate gaming activities with nonmembers?	11	
12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming?	12	

	Yes	No
13 Indicate the percentage of gaming activity operated in	13a	13b
a The organization's facility
b An outside facility
14 Enter the name and address of the person who prepares the organization's gaming/special events books and records		
Name ►		
Address ►		
15a Does the organization have a contract with a third party from whom the organization receives gaming revenue?	15a
b If "Yes," enter the amount of gaming revenue received by the organization ► \$ _____ and the amount of gaming revenue retained by the third party ► \$ _____		
c If "Yes," enter name and address		
Name ►		
Address ►		
16 Gaming manager information		
Name ►		
Gaming manager compensation ► \$ _____		
Description of services provided ►		
<input type="checkbox"/> Director/officer	<input type="checkbox"/> Employee	<input type="checkbox"/> Independent contractor
17 Mandatory distributions		
a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license?	17a
b Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► \$ _____

TY 2009 Other Expenses Schedule

Name: INSTITUTE FOR REAL ESTATE MGT GREATER PHX CHAPTER 47**EIN:** 51-0203840**Software ID:** 09000123**Software Version:** 2009.0.11

Description	Amount
Travel	22,393
Conferences, conventions, and meetings .	42,342
BANKING CHARGES	2,766
EDUCATION PROGRAM	67,102
INSURANCE	704
LICENSES AND FEES	1,385
OFFICE SUPPLIES	4,454
AWARDS AND RECOGNITION	1,585
DONATION	1,000
WEBSITE	2,062
PUBLIC RELATIONS	140
COMMUNITY SUPPORT	3,359

TY 2009 Other Liabilities Schedule

Name: INSTITUTE FOR REAL ESTATE MGT GREATER PHX CHAPTER 47

EIN: 51-0203840

Software ID: 09000123

Software Version: 2009.0.11

Description	Beginning of Year Amount	End of Year Amount
Deferred Revenue	34,070	49,486

Additional Data

Software ID:
Software Version:
EIN: 51-0203840
Name: INSTITUTE FOR REAL ESTATE MGT GREATER PHX
CHAPTER 47

Form 990EZ, Part IV - List of Officers, Directors, Trustees, and Key Employees

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (If not paid, enter -0-.)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
R BRENT MESZAROS CPM PO Box 11369 Chandler, AZ 85248	PRES 002 00	0		
BRET BORG CPM PO Box 11369 Chandler, AZ 85248	PRES ELECT 002 00	0		
ALLEN R BOWMAN CPM CCIM CSM RPA PO Box 11369 Chandler, AZ 85248	SEC TREAS 002 00	0		
LIBBY EKRE CPM PO Box 11369 Chandler, AZ 85248	PAST PRES 002 00	0		
KARLENE POLITI CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
KELLY WEAKLEY PO Box 11369 CHANDLER, AZ 85248	EXE DIR 040 00	50,000		
PAMELA SULLENS CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
LAUREL CHAMBERLIN CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
DEBRA HILL-FOX CP ARM CAM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
DALIA BUREKER CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
DONNA OLCAVAGE CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
LEE B FARRIS CPM CCIM CMCA PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
GENNA GOLDBERG CPM PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		
ENRIQUE GROVE PO Box 11369 CHANDLER, AZ 85248	DIR 001 00	0		