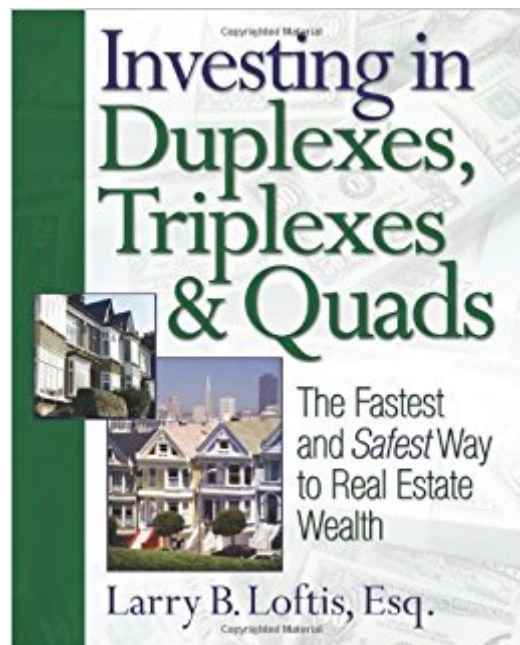




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# Investing In Duplexes, Triplexes, And Quads: The Fastest And Safest Way To Real Estate Wealth



## Synopsis

Amass more than \$900,000 in properties in one year, without using any of your own money, or that of your investors. Real estate investing can be an excellent way to build wealth. With its advantages of cash flow, appreciation, tax benefits, equity buildup and leveraging, real estate may be the only vehicle that can carry the average person to retirement wealth. Real estate investor, attorney, and author Larry Loftis has developed a safe, easy, and lucrative way for new investors to get into the game, and for experienced ones to enhance their portfolios. In *Investing in Duplexes, Triplexes and Quads: The Fastest and Safest Way to Real Estate Wealth*, he draws on both his real estate investing experience and legal acumen to explore advantages you may not have considered about residential multifamily properties of two to four units. Learn how to: • Buy duplexes, triplexes and quads with no money down, AND get cash back at closing. • Eliminate risk, and guarantee that your mortgage payments are always covered. • Use "cash-out" from refinancing to purchase more properties. • Decide whether to buy and hold or "pyramid" to a large apartment complex. • Use inflation, tax laws, and rehab to build a massive retirement nest-egg.

## Book Information

Paperback: 256 pages

Publisher: Kaplan Publishing (May 1, 2006)

Language: English

ISBN-10: 1419537253

ISBN-13: 978-1419537257

Product Dimensions: 7.2 x 0.6 x 9 inches

Shipping Weight: 1 pounds (View shipping rates and policies)

Average Customer Review: 4.2 out of 5 stars 133 customer reviews

Best Sellers Rank: #27,759 in Books (See Top 100 in Books) #42 in Books > Business & Money > Real Estate > Buying & Selling Homes #49 in Books > Business & Money > Investing > Real Estate #549 in Books > Business & Money > Economics

## Customer Reviews

• Informative and entertaining • After reading this book, you might go straight to the real estate listings. • --Newsday

Larry Loftis is an AV-rated attorney, tax lien investor, author, and adjunct law professor. He is the nation's top tax lien expert, having purchased millions of dollars of liens and deeds in 11 states. He

has been cited as a tax lien expert in The Wall Street Journal, Entrepreneur magazine, Wealth magazine, Wikipedia, Msn.Money, TheStreet.com, other real estate books, and by many other national media outlets. He is currently investing over \$12 million in real estate tax liens for clients.

Larry, based his book on a well timed investment. He then over financed the unit and has been in foreclosure for 4 plus years. Living nearby, I drove by. If he can write a book on investing anyone can. Having been a landlord and landlord tenant attorney for 20 years this is a cut throat business with little room for error. If you purchase a rental property you need a cash on cash return of 15% or better, financed or cash purchase. Betting on continued appreciation is for fools. You must lock in your return the day you buy.

Great book, lots of advice. Unfortunately, the best teacher is experience. Even after reaching this book, I ended up purchasing a duplex that does not have separate water and gas meters. That means I end up paying for it, but padded some of that cost into the rent. Live and learn...

I have read many books, including five authored by Robert Kiyosaki, and his accountant. However, this book was most useful in illustrating how the process of acquiring your first property and continuing on until you have amassed a substantial real estate holding. As a young woman starting out in the business I wasn't sure how to evaluate a property. I am still working on that, however, Loftis provided me with the initial tools to get me off and running, and I've been in the race ever since. To complement Loftis' book I recommend that you also read Buy and Hold 7 Steps to Real Estate Fortune by David Schumacher. The truth of the matter is that no one book will provide individual with every detail you need to create a successful deal. Both Loftis and Schumacher explicitly state that you must study the growth potential of the area you intend to invest in. You must do this in order to build equity, which can be used as leverage to purchase your second property. Loftis does offer the blueprint that you can purchase a property every year and sell another through a 1031 exchange every two years. The idea is correct, even if the time doesn't work for everyone. The idea is to purchase a property for very little money down, usually no more than 10%, and that this property produce positive cash flow, or at the very least doesn't result in negative cash flow. Once you build equity, which can take more than a year, especially in these times, then you can use that equity as a downpayment to purchase a larger, more expensive property, and the cycle continues. I believe the outlook is optimistic as another reviewer pointed out, but isn't that the point? Aren't we trying to build wealth? We aren't going to be inspired to do it, if we don't try. I've read tons

of books, and will continue to do so, I attend as many free mortgage and real estate financing seminars as possible, and I also read the paper and review the town websites of the areas I intend to invest in. Understand that Loftis and Schumacher both state that it can take an entire year to make one deal, but that deal will be a good one if you take the time to complete the due diligence. Investing in real estate is not as easy as investing in the stock market, where you review a company's prospectus and balance sheet. You have to dig deeper than that. If you are truly interested in investing in real estate for the long haul, than read this book. If you are only entertaining the idea of investing in real estate, than read books by Trump. They are entertaining, but offer very little substance.

This book is certainly dated. The author advocates banking on appreciation and does not really discuss risk at all. I would certainly take some of the things he says with a grain of salt. That being said, he does give a pretty good overview of the process in general and gives some nuggets of wisdom that are useful. It's worth a read.

Should be in everyones library who invests!

The first thing you read about is how he thinks the 2005 housing increase is indeed not a bubble and will continue to increase. Oh well. The fundamentals in this book are helpful and informative but his examples are all from the times when values were shooting up 25% a year, which is of course not today. If you can buy it cheap (as I did) it's worth a read.

This book was a eye opener. It informs you about leverage and the method to calculate the value of a rental property. The author gives some points on how to increase your capital gains while also trying to get you to understand that before you buy a property you must know what your goals are.

Really like the book. I'm new to multifamily investing but hope to learn more. This book answers a ton of questions and offers great ideas to consider for this type of real estate investing. Love it!

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