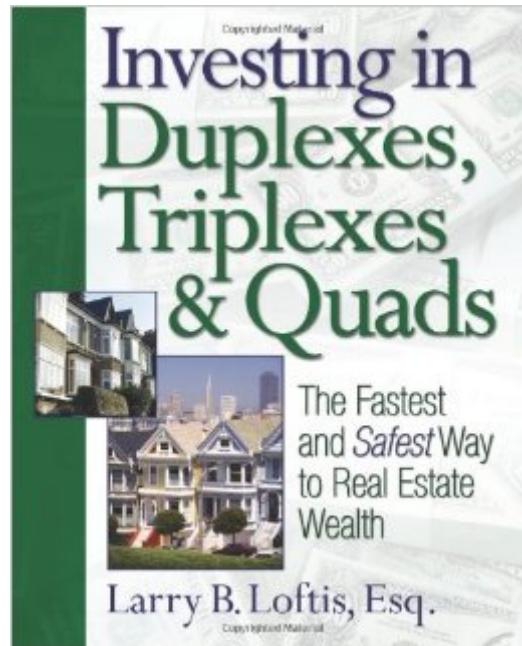


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# Investing In Duplexes, Triplexes, And Quads: The Fastest And Safest Way To Real Estate Wealth



## 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

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## Customer Reviews

This book is well written and a quick read with a fair amount of repetitiveness. The author details his experience with rental properties primarily in an era of extreme appreciation of which he bases most of his theory on. I don't believe it is realistic to expect properties to increase at the rapid rate that he suggests which is the premise behind one of the plans he outlines which is to quickly refinance and purchase properties. Keep in mind that he is located in southern Florida which was one of the

fastest appreciated areas of the country during the heyday of the recent real estate boom and it was during that time that he continuously refers to. It is my opinion that the author should temper some of his claims with the fact that not all investors will be able to execute his rapid fire acquisition strategies in an environment that is dissimilar to the one he had which was very unique and uncommon. What I'm trying to say is that his assumptions are absolutely "best case" scenarios which are unlikely to be duplicated by the majority of investors. The one other area of the book that I had a problem with was in the area of tenants. He claimed that he doesn't run background, credit, etc. checks on prospective tenants and prefers to "go with his gut" on whether he feels the tenant is suitable to occupy his property. He goes on to say that if you invest in higher quality properties you will attract higher quality tenants. That is probably true but I don't think it eliminates the need to thoroughly screen prospective tenants. I'm not sure what it's like in south Florida but I can tell you that here in Washington state there is a big problem with methamphetamine labs in rental properties. The financial liability for the property owners is huge and not covered by insurance.

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