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There is Still Money to Be Made in Real Estate by [Investors Edge University](#)

Article published on January 20th 2012 | [Business](#)

Many people are under the impression that there is no money to be made in real estate. After all, the crash of the real estate bubble was one of the primary reasons for the current state of the economy. However, those who are interested in investing in real estate will be pleased to know that there is still money that can be made from real estate investing. The key is knowing the type of investments to make, with regards to one's real estate portfolio. Not only this, but anyone who wants to make an investment in real estate in today's economy needs to keep in mind that need to manage their profit expectations accordingly.

For example, in the past, it was very easy for an investor to purchase a property, make a few simple modifications and then sell the property for quick money. The profits from the sale were usually used to quickly buy another property, or perhaps a few of the profits that were gained were healthy enough. If an investor really wanted to experience a windfall, they'd make significant upgrades to a property, especially a distressed property. Although an investor might have had to invest a lot of their own money into a distressed property, in many cases, it was worth it. One could count on gaining their investment back very quickly.

Now that those days are over, investors need to plan their real estate investments more wisely. It's best for a real estate investor to simply purchase properties that need only cosmetic upgrades. It's not advisable for modern investors to purchase a property that needs major structural upgrades. This is because the current real estate market is too slow. An investor could very easily find that they invest lots of money in a heavily distressed property, only to realize that their property won't sell anywhere as fast as they thought. Of course, an investor can't gain the costs of repairs back unless the house sells.

On the other hand, if real estate investors focus on purchasing slightly distressed properties in higher-end areas, then they will have a better chance at realizing a profit. Investors will gain money by selling to purchasers who can obtain financing. Also, the investors will gain more profits by making sure that they aren't spending too much money in housing upgrades.

So, the bottom line for current real estate investing is to avoid seriously distressed properties. An investor should make sure that they are purchasing investment properties in the higher market-value areas of a city or town. If an investor decided to hold on to their property for their personal portfolio purposes, then they should expect to hold on to the property for the long haul. In the past, it was almost certain that real estate property values would increase in time. While real estate values will increase, real estate values won't increase seemingly overnight as they used to.

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Article Keywords:

Real Estate Investing Strategies, Real Estate Investing Training, short sale, Golf Lessons , Golf Performance, Best Golf Swing.

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