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- Boot Camp

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Boot camp helps potential buyers bulk up their real estate investments

February 17, 2010 | David DiPino dddipino@tribune.com

Lex Levinrad is confident that things are looking up for the acquisition of real estate property in [Delray Beach](#), especially if the buyer makes a low annual income. Levinrad helps those who attend his seminars get on the right track for the Section 8 Public Housing Assistance Program. He wants his students to rent their properties, which could be a guaranteed income for the landlord of an average of \$1,250 per month.

"It's a good time to make a real estate investment," he said.

Since 2003, Levinrad has been a full-time investor and landlord. He opened the Distressed Real Estate Boot Camp to teach students how to buy, fix up and sell property. His boot camp consists of two weekend days of classroom training. Levinrad said he wants to instill a "drive" in young investors. The institute's real estate target is from Miami to Port Saint Lucie.

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Levinrad recently helped [Boca Raton](#) resident Eric Chirinsky obtain real estate property near downtown [Delray Beach](#). Chirinsky bought the three-bedroom, two-bath single-family home at 1407 SW Fourth St. for \$37,500.

"It had a blue tarp when I bought it. I worked on the property for four weeks and already had a woman inquiring to rent it. The property sold for \$47,500 in 1987. I'm renting it for \$1,250 a month, and have also bought in [Boynton Beach](#) and [Boca Raton](#). I'm looking at my fourth property today," Chirinsky said.

He took Levinrad's private mentoring course last August for \$4,997. He bought property the same month.

"I've bought, sold and fixed up hundreds of properties. People are attracted to the market uprising. I think the real estate market has bottomed. I just recently helped a homebuyer purchase a property for \$20,000 in Pompano Beach. It's an American Dream to own property," Levinrad said.

He also said a monthly property payment could be less than the rent payment they currently pay.

"This foreclosure crisis is a tremendous opportunity for others. I think people should move money from the stock market into housing," Levinrad said.

