

PROPERTY | With prices soaring, the margin of error is shrinking. *By Jeffrey R. Kosnett*

Get real about REAL ESTATE

FOR DERRIK DYKA, the biggest obstacle to successful real estate investing isn't a meltdown in property values or tenants who wreck an apartment or don't pay their rent. "It's overconfidence," says Dyka, a 34-year-old Minneapolis investor who turns old apartments into new condominiums. If you're expecting to cash in

● Investor Derrick Dyka has learned from personal experience that making money in real estate isn't as easy as it looks.

PHOTOGRAPH BY DAVID BOWMAN