

**M.002**

## Front of the Card:

- **Property Name/Number:** *The Student Hub on Northwestern (Property #2)*
- **Address:** *456 Northwestern Avenue, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$600,000*
- **Description:** *"A 4-unit apartment building close to the university. Each unit features 2 bedrooms and 1 bathroom. Popular with students, fully rented."*
- **Question:** *"Is this fully-rented property a good investment for passive income? How could you structure a deal to acquire it with minimal upfront costs?"*

## Back of the Card:

- **Answer/Explanation:** *"This property's proximity to the university and its full occupancy make it a strong candidate for generating passive income. To structure a 'Zero-Down' deal, you might consider a lease-option agreement, where you lease the property with an option to buy later. Alternatively, look into partnering with an investor who can provide the down payment in exchange for a share of the rental income."*
- **Citation and Resources:** *"For more details on rental markets, explore platforms like Rentometer to compare rental rates in the area. You can also consult with local property managers to get insights into tenant turnover and maintenance costs."*
- **Further Reading or Tools:** *"For insights on managing rental properties, 'The Book on Managing Rental Properties' by Heather and Brandon Turner is an excellent resource that covers everything from tenant screening to maintenance."*