

M.004

## Front of the Card:

- **Property Name/Number:** *The Urban Oasis on Wood Street (Property #4)*
- **Address:** *202 Wood Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$275,000*
- **Description:** *"A cozy 2-bedroom, 1-bath home with a detached garage. Located on a quiet street, perfect for a small family or as a rental property."*
- **Question:** *"Given its cozy size and location, is this property better suited for a long-term rental or a quick flip? How would you structure a 'Zero-Down' deal to maximize your investment?"*

## Back of the Card:

- **Answer/Explanation:** *"This home's quiet location makes it appealing as a long-term rental, especially for tenants seeking tranquility. However, if the market is hot, a quick flip could also be profitable after minor upgrades. For a 'Zero-Down' deal, explore seller financing options or propose a rent-to-own agreement to attract a tenant-buyer who can take over the property in a few years."*
- **Citation and Resources:** *"Check out Zillow for current rental rates in the area, and use sites like HomeAdvisor to estimate the costs of minor renovations. Understanding local market dynamics will help you choose the right investment strategy."*
- **Further Reading or Tools:** *"For strategies on flipping properties, 'The Flipping Blueprint' by Luke Weber offers a step-by-step guide on how to successfully flip homes for profit."*