

M.006

Front of the Card:

- **Property Name/Number:** *The Historic Haven on Harrison Street*
(Property #6)
- **Address:** *109 Harrison Street, West Lafayette, IN*
- **Type:** *Duplex*
- **Value:** *\$320,000*
- **Description:** *"A charming duplex with two 2-bedroom units. Each unit has a private entrance and a shared garden space."*
- **Question:** *"What makes this duplex a good candidate for long-term rental income, and how can you structure a deal that requires little to no money upfront?"*

Back of the Card:

- **Answer/Explanation:** *"Duplexes offer dual income streams, making them attractive for long-term rentals. This property's private entrances and shared garden add to its appeal for tenants. To structure a 'Zero-Down' deal, you might consider offering a higher interest rate on seller financing or suggest a lease-option where the rent paid goes towards the eventual purchase price."*
- **Citation and Resources:** *"Check Rentometer for rental comparisons in the area, and consult with a local real estate attorney to understand the legalities of lease-options in Indiana. This information will help ensure you're making a sound investment."*
- **Further Reading or Tools:** *"For a comprehensive guide on duplex investing, consider 'Duplex, Triplex, and Fourplex Investing' by Larry Loftis. It covers everything from finding the right property to managing tenants effectively."*