

M.008

## Front of the Card:

- **Property Name/Number:** *The Urban Retreat on Fowler Avenue (Property #8)*
- **Address:** *110 Fowler Avenue, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$280,000*
- **Description:** *"A 3-bedroom, 1.5-bath home with a large deck and mature landscaping. Ideal for a family looking for a central location."*
- **Question:** *"Is this property better suited for a flip or a rental? What creative financing methods could you use to minimize your upfront investment?"*

## Back of the Card:

- **Answer/Explanation:** *"With its central location and appealing features, this property could work as either a flip or a rental, depending on market conditions. For a flip, focus on cosmetic upgrades to boost its market value. For a rental, consider offering the seller a lease-option deal where the rental income helps offset the purchase price over time."*
- **Citation and Resources:** *"Consult Zillow for home value estimates and potential rental income in the area. Use tools like Redfin's Home Value Estimator to predict the return on investment for various renovation projects."*
- **Further Reading or Tools:** *"For those considering house flipping, 'The Flipping Blueprint' by Luke Weber is an excellent guide that covers everything from finding deals to executing successful flips."*