

M.009

Front of the Card:

- **Property Name/Number:** *The Vintage Charm on Vine Street (Property #9)*
- **Address:** *111 Vine Street, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$575,000*
- **Description:** *"A 4-unit apartment building, each unit with 2 bedrooms and modern amenities. Located near public transportation."*
- **Question:** *"With its convenient location, does this property promise strong rental demand? What are your options for structuring a 'Zero-Down' deal to acquire it?"*

Back of the Card:

- **Answer/Explanation:** *"Given its proximity to public transportation, this property is likely to attract steady tenants, particularly students and professionals. For a 'Zero-Down' acquisition, consider negotiating a master lease agreement with an option to purchase, allowing you to control the property and generate income while deferring the purchase."*
- **Citation and Resources:** *"To assess rental demand, use tools like Rentometer or speak with local property management companies. Understanding tenant turnover rates and the rental market will help you make a more informed decision."*
- **Further Reading or Tools:** *"For strategies on managing apartment buildings, consider 'Apartment Investing for Beginners' by Brandon Turner, which covers the essentials of acquiring and managing multi-unit properties."*