

M.010

## Front of the Card:

- **Property Name/Number:** *The Executive Office on Stadium Avenue (Property #10)*
- **Address:** *112 Stadium Avenue, West Lafayette, IN*
- **Type:** *Commercial Property*
- **Value:** *\$460,000*
- **Description:** *"Office space with flexible leasing options. Currently housing a law firm and a tech startup."*
- **Question:** *"Is this office space a good investment in the current market? How can you secure this property with little to no money down while ensuring it generates income?"*

## Back of the Card:

- **Answer/Explanation:** *"With stable tenants like a law firm and a tech startup, this property could be a solid investment. To secure it with minimal upfront costs, consider a wraparound mortgage, where the seller's existing mortgage is wrapped into your new loan, or negotiate a contract for deed where you make payments directly to the seller."*
- **Citation and Resources:** *"Explore local commercial real estate websites like LoopNet to compare similar office spaces. Understanding current lease rates and occupancy levels will help you gauge the investment potential."*
- **Further Reading or Tools:** *"For more on commercial property investments, 'The Complete Guide to Buying and Selling Commercial Real Estate' by Steve Berges offers comprehensive insights into the process."*