

M.011

Front of the Card:

- **Property Name/Number:** *The Family Nest on Waldron Street*
(Property #11)
- **Address:** *113 Waldron Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$305,000*
- **Description:** *"A spacious 4-bedroom home with a newly renovated kitchen and a two-car garage. Close to schools and parks."*
- **Question:** *"Is this property a good fit for a family rental, or should it be considered for resale? How could you structure a creative financing deal to make this home yours with minimal cash?"*

Back of the Card:

- **Answer/Explanation:** *"This home's size and location make it ideal for a family rental, but it could also be flipped for a profit if the market is right. To acquire it with minimal cash, explore a seller financing option or use a subject-to deal, where you take over the seller's existing mortgage payments."*
- **Citation and Resources:** *"For insights into local family rental markets, visit sites like Realtor.com or speak with a local real estate agent. Understanding what families in the area are looking for will help you position the property effectively."*
- **Further Reading or Tools:** *"For a guide on creative financing techniques, 'Real Estate Investing with No Money Down' by Brandon Turner provides practical advice on structuring deals with minimal cash outlay."*