

M.012

## Front of the Card:

- **Property Name/Number:** *The Duplex Delight on Littleton Street*  
(Property #12)
- **Address:** *114 Littleton Street, West Lafayette, IN*
- **Type:** *Duplex*
- **Value:** *\$330,000*
- **Description:** *"A two-story duplex with 3-bedroom units on each floor. Recently updated with new appliances and flooring."*
- **Question:** *"How does this duplex stack up as a potential rental property? What financing strategies could help you secure this property with minimal upfront costs?"*

## **Back of the Card:**

- **Answer/Explanation:** *"This property's recent updates and dual income potential make it a strong contender as a rental investment. To secure it with minimal upfront costs, consider negotiating a seller-financed deal with deferred payments for the first year, or explore using a home equity line of credit (HELOC) on another property to cover the down payment."*
- **Citation and Resources:** *"For insights into current market trends, visit Realtor.com for comparable properties in West Lafayette. It's also wise to consult with a local real estate agent for personalized advice based on your investment goals."*
- **Further Reading or Tools:** *"For those interested in multi-family investments, 'The Multifamily Millionaire' by Brandon Turner offers strategies for acquiring and managing small to large multi-unit properties."*