

M.013

## Front of the Card:

- **Property Name/Number:** *The Green Retreat on Evergreen Street (Property #13)*
- **Address:** *115 Evergreen Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$275,000*
- **Description:** *"A 3-bedroom, 2-bath home with a spacious backyard and a sunroom. Located near shopping and dining options."*
- **Question:** *"Is this property better suited for a family home or a rental? What creative financing methods could you use to minimize your upfront investment?"*

## Back of the Card:

- **Answer/Explanation:** *"This property's location and features make it appealing as both a family home and a rental. To minimize your upfront investment, consider negotiating a seller-financed deal or a lease-option agreement, where the rent you pay contributes towards the purchase price."*
- **Citation and Resources:** *"Use Zillow or Redfin to compare home values and rental rates in the area. Additionally, consult local real estate listings to gauge demand for homes with similar features."*
- **Further Reading or Tools:** *"For those considering rent-to-own deals, 'The Lease Option Strategy' by Wendy Patton provides a step-by-step guide on how to structure and execute these agreements effectively."*