

M.014

## Front of the Card:

- **Property Name/Number:** *The Urban Bungalow on Russell Street (Property #14)*
- **Address:** *116 Russell Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$290,000*
- **Description:** *"A 3-bedroom, 2-bath home with a finished basement and a large front porch. Located in a quiet neighborhood with easy access to public transportation."*
- **Question:** *"Does this bungalow have potential as a long-term rental or a quick flip? How would you approach financing to maximize your return on investment?"*

## Back of the Card:

- **Answer/Explanation:** *"This home's location and features make it versatile for both rental and flip opportunities. For long-term rental, consider securing a mortgage with a low interest rate to keep your monthly payments manageable. For a flip, focus on enhancing curb appeal and modernizing the interior to boost resale value."*
- **Citation and Resources:** *"Consult Zillow and Redfin for home value estimates and potential rental income. Tools like HomeAdvisor can help you estimate renovation costs if you're considering a flip."*
- **Further Reading or Tools:** *"For strategies on flipping properties, 'The Flipping Blueprint' by Luke Weber is an excellent guide that covers everything from finding deals to executing successful flips."*