

M.015

Front of the Card:

- **Property Name/Number:** *The Modern Loft on Northwestern Avenue (Property #15)*
- **Address:** *117 Northwestern Avenue, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$625,000*
- **Description:** *"A 6-unit apartment building, each unit offering 2 bedrooms and 1 bath. Well-maintained with a strong rental history."*
- **Question:** *"Is this property a goldmine for rental income, or a potential money pit? What factors should you weigh before diving into a 'Zero-Down' deal?"*

Back of the Card:

- **Answer/Explanation:** *"The location and modern amenities make this property a potential goldmine, especially with consistent demand from students. However, assess the upkeep costs and tenant turnover rates to ensure it's a smart investment. For a 'Zero-Down' deal, consider offering to manage the property yourself or negotiating for seller-financed terms."*
- **Citation and Resources:** *"For more details on rental markets, explore platforms like Rentometer to compare rental rates in the area. You can also consult with local property managers to get insights into tenant turnover and maintenance costs."*
- **Further Reading or Tools:** *"For insights on managing rental properties, 'The Book on Managing Rental Properties' by Heather and Brandon Turner is an excellent resource that covers everything from tenant screening to maintenance."*