

M.016

## Front of the Card:

- **Property Name/Number:** *The Quaint Duplex on Harrison Street (Property #16)*
- **Address:** *118 Harrison Street, West Lafayette, IN*
- **Type:** *Duplex*
- **Value:** *\$320,000*
- **Description:** *"A well-maintained duplex with two 2-bedroom units. Each unit features hardwood floors and a shared backyard."*
- **Question:** *"How does this duplex stack up as a rental investment? What creative financing options could help you acquire this property with minimal upfront costs?"*

## Back of the Card:

- **Answer/Explanation:** *"This duplex's layout and condition make it an attractive rental property. To secure it with minimal upfront costs, consider proposing a lease-option agreement where the rent payments contribute to the purchase price, or explore using a partner who can provide the down payment in exchange for a share of the rental income."*
- **Citation and Resources:** *"For rental rate comparisons, check Rentometer or consult with a local property manager. Understanding the local rental market will help you assess the property's potential."*
- **Further Reading or Tools:** *"For strategies on duplex investing, 'The Duplex Investment Bible' by David Greene offers a comprehensive guide on acquiring and managing duplexes."*