

M.017

Front of the Card:

- **Property Name/Number:** *The Prime Location on University Street (Property #17)*
- **Address:** *119 University Street, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$625,000*
- **Description:** *"A 5-unit apartment building located near the university. Each unit offers 2 bedrooms and 1 bathroom, making it popular with students."*
- **Question:** *"With its proximity to the university, is this property a strong investment for student housing? How can you structure a deal to acquire this property with minimal cash upfront?"*

Back of the Card:

- **Answer/Explanation:** *"The location near the university makes this property an excellent choice for student housing, which tends to have high demand. To minimize cash upfront, consider a master lease with an option to purchase, allowing you to control the property and generate income while deferring the purchase."*
- **Citation and Resources:** *"To understand the rental market, visit Rentometer or Zillow to compare local rental rates. Consulting with a local real estate agent who specializes in student housing can also provide valuable insights."*
- **Further Reading or Tools:** *"For more on student housing investments, 'Investing in Student Rentals' by Michael Zuber offers strategies specifically tailored to this market."*