

M.019

Front of the Card:

- **Property Name/Number:** *The Student Hub on Chauncey Avenue*
(Property #19)
- **Address:** *121 Chauncey Avenue, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$600,000*
- **Description:** *"A 6-unit apartment building located close to the university, popular with students. Each unit offers 2 bedrooms and 1 bath."*
- **Question:** *"Is this property a good investment for generating rental income? What creative financing strategies could help you secure this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"Given its location and tenant base, this property is likely to generate steady rental income. To secure it with minimal upfront costs, consider a seller-financed deal or a master lease with an option to purchase, allowing you to generate income while deferring the purchase."*
- **Citation and Resources:** *"For insights into the student rental market, visit Rentometer or speak with a local property manager who specializes in student housing."*
- **Further Reading or Tools:** *"For a deep dive into managing student rentals, 'The Student Rental Playbook' by Scott Trench offers valuable strategies for acquiring and managing properties in this niche market."*