

M.020

Front of the Card:

- **Property Name/Number:** *The Cozy Cottage on Wood Street*
(Property #20)
- **Address:** *122 Wood Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$285,000*
- **Description:** *"A charming 2-bedroom, 1-bath home with a large backyard and a detached garage. Perfect for a small family or as a rental property."*
- **Question:** *"Is this property better suited for a long-term rental or a quick flip? How would you structure a deal to acquire it with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This home's charm and location make it appealing as both a long-term rental and a quick flip, depending on market conditions. For a 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."*