

M.021

Front of the Card:

- **Property Name/Number:** *The Trendy Loft on Salisbury Street (Property #21)*
- **Address:** *123 Salisbury Street, West Lafayette, IN*
- **Type:** *Small Apartment Building*
- **Value:** *\$640,000*
- **Description:** *"A 6-unit apartment building with modern interiors and a prime location near the university. Popular with students and young professionals."*
- **Question:** *"Is this property a good candidate for generating rental income? What financing strategies could help you acquire this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This property's location and modern features make it a strong contender for rental income, particularly from students and young professionals. To acquire it with minimal upfront costs, consider negotiating a seller-financed deal or using a home equity line of credit (HELOC) on another property to cover the down payment."*
- **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 managing apartment buildings, consider 'Apartment Investing for Beginners' by Brandon Turner, which covers the essentials of acquiring and managing multi-unit properties."*