

M.023

Front of the Card:

- **Property Name/Number:** *The Suburban Dream on Vine Street (Property #23)*
- **Address:** *125 Vine Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$310,000*
- **Description:** *"A 4-bedroom, 2.5-bath home with a spacious backyard and a two-car garage. Located in a quiet suburban neighborhood."*
- **Question:** *"Is this property a good fit for a long-term rental or a family flip? What financing strategies could help you secure this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This home's suburban location and features make it appealing for both long-term rentals and family flips. For a rental, focus on securing a mortgage with a low interest rate. For a flip, consider using a hard money loan to cover the purchase and renovation costs, with the goal of quickly reselling the property for a profit."*
- **Citation and Resources:** *"For insights into the suburban rental market, visit Zillow or consult with a local real estate agent. Understanding what families are looking for in a rental property will help you position the home effectively."*
- **Further Reading or Tools:** *"For strategies on suburban investing, 'The Suburban Real Estate Guide' by James Smith offers valuable tips on finding and managing properties in suburban areas."*