

M.024

Front of the Card:

- **Property Name/Number:** *The Classic Charmer on Russell Street (Property #24)*
- **Address:** *126 Russell Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$275,000*
- **Description:** *"A 3-bedroom, 1.5-bath home with a large front porch and a spacious backyard. Located in a family-friendly neighborhood."*
- **Question:** *"Is this property a good candidate for a long-term rental or a family flip? What creative financing options could help you secure this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This home's charm and family-friendly location make it appealing as both a long-term rental and a family flip. To acquire it with minimal upfront costs, consider a lease-option agreement where the rent payments contribute toward the purchase price, or negotiate a seller-financed deal with deferred payments."*
- **Citation and Resources:** *"For insights into the local rental market, visit Rentometer or consult with a local property manager. Understanding tenant demand in the area will help you make a more informed decision."*
- **Further Reading or Tools:** *"For strategies on creative financing, 'Real Estate Investing with No Money Down' by Brandon Turner offers practical advice on structuring deals with minimal cash outlay."*