

M.025

Front of the Card:

- **Property Name/Number:** *The Duplex Deal on University Drive*
(Property #25)
- **Address:** *127 University Drive, West Lafayette, IN*
- **Type:** *Duplex*
- **Value:** *\$345,000*
- **Description:** *"A two-story duplex with 2-bedroom units on each floor. Located near public transportation and shopping."*
- **Question:** *"Is this duplex a good candidate for generating rental income? What creative financing strategies could help you secure this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This duplex's location and layout make it a strong contender for generating rental income. To acquire it with minimal upfront costs, consider a seller-financed deal or a lease-option agreement where the rent payments contribute toward the purchase price."*
- **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 duplex investing, 'The Duplex Investment Bible' by David Greene offers a comprehensive guide on acquiring and managing duplexes."*