

**M.026**

## Front of the Card:

- **Property Name/Number:** *The Urban Retreat on Fowler Avenue (Property #26)*
- **Address:** *128 Fowler Avenue, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$290,000*
- **Description:** *"A 3-bedroom, 1.5-bath home with a large deck and mature landscaping. Ideal for a family looking for a central location."*
- **Question:** *"Is this property better suited for a family home or a rental investment? What creative financing strategies could help you secure this property with minimal upfront costs?"*

## Back of the Card:

- **Answer/Explanation:** *"This home's central location and appealing features make it ideal as both a family home and a rental property. 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:** *"Use Zillow or Redfin to compare home values and rental rates in the area. Understanding the market dynamics 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."*