

M.027

Front of the Card:

- **Property Name/Number:** *The Vintage Charmer on State Street (Property #27)*
- **Address:** *129 State Street, West Lafayette, IN*
- **Type:** *Single-Family Home*
- **Value:** *\$315,000*
- **Description:** *"A 4-bedroom, 2-bath home with a large front porch and original woodwork. Located in a historic district."*
- **Question:** *"Is this property a good candidate for a family flip or a long-term rental? What financing strategies could help you acquire this property with minimal upfront costs?"*

Back of the Card:

- **Answer/Explanation:** *"This home's historic charm and location make it appealing for both a family flip and a long-term rental. To acquire it with minimal upfront costs, 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 historic real estate market, visit the National Trust for Historic Preservation or consult with a local real estate agent who specializes in historic properties."*
- **Further Reading or Tools:** *"For strategies on flipping historic properties, 'Investing in Historic Properties' by Mary Brown offers a comprehensive guide on the benefits and pitfalls of owning historic real estate."*