

Dear [Recipient Name],

RE: Exclusive Off-Market Opportunity - [Property/Business Name or Brief Descriptor]

I am reaching out to present an exclusive, off-market investment opportunity currently available within our private network. Due to the confidential nature of this asset, it has not been listed on any public exchanges or listing services.

Executive Summary:

- **Asset Type:** [e.g., Multi-family, Industrial, Tech Startup]
- **Location:** [City, State/Region]
- **Purchase Price/Valuation:** \$[Amount]
- **Key Highlight 1:** [e.g., 10% Projected Cap Rate]
- **Key Highlight 2:** [e.g., Value-add potential through renovation]
- **Key Highlight 3:** [e.g., High occupancy or long-term lease in place]

Investment Highlights:

[Insert a brief 2-3 sentence paragraph describing why this is a unique deal. Focus on the competitive advantage, market trends, or specific financial upside.]

Financial Overview:

- Gross Income: \$[Amount]
- Net Operating Income (NOI): \$[Amount]
- Occupancy Rate: [Percentage]%

If this opportunity aligns with your current investment mandates, I would be happy to provide a full Confidential Information Memorandum (CIM) and financial disclosures upon the execution of a Non-Disclosure Agreement (NDA).

Please let me know if you would like to schedule a brief call to discuss the details.

Best regards,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]