

Subject: Investment Opportunity: Premium Off-Campus Student Housing Project

Dear [Investor Name],

I am writing to introduce an exclusive investment opportunity in a high-yield student housing development located [Distance, e.g., 500 feet] from [University Name].

As enrollment at [University Name] continues to grow, the demand for modern, secure, and proximate housing has far outpaced current supply. Our project, [Project Name], is designed to capture this captive market by offering premium amenities that today's students demand, including high-speed fiber internet, private study pods, and 24/7 fitness facilities.

Project Highlights:

- **Unbeatable Proximity:** Located within a [Number]-minute walk to the campus core.
- **Proven Demand:** Current local vacancy rates for premium off-campus housing are below [Percentage]%.
- **Pre-Leasing Strategy:** Targeted marketing to secure [Percentage]% occupancy prior to construction completion.
- **Projected Returns:** An estimated [Percentage]% IRR over a [Number]-year hold period.

We are currently seeking [Investment Amount] in equity partners to finalize the [Development Phase, e.g., site acquisition/groundbreaking]. Our team brings [Number] years of experience in the purpose-built student housing (PBSA) sector, with a track record of delivering projects on time and above pro-forma expectations.

I have attached an executive summary for your review. Would you be available for a brief call next [Day of the week] at [Time] to discuss the financial projections and site plans?

Thank you for your time and consideration.

Best regards,

[Your Name]
[Your Title]
[Company Name]
[Phone Number]
[Email Address]