

Subject: Investment Opportunity: High-Yield Student Housing Near [University Name]

Dear [Investor Name],

I am writing to present a high-yield investment opportunity in the student housing sector, specifically targeting the [University Name] market. We are currently acquiring a [Number of Units/Beds] property located just [Number] minutes from campus.

The Opportunity

The [University Name] area is currently experiencing a significant housing shortage, with enrollment increasing by [%] over the last three years. Our target property, [Property Name/Address], is positioned in a "walking zone" where demand consistently outpaces supply, ensuring near-zero vacancy rates.

Investment Highlights:

- **Projected Cash-on-Cash Return:** [%]
- **Target IRR:** [%]
- **Occupancy Guarantee:** Pre-leasing trends for this sub-market are currently at [100%].
- **Value-Add Potential:** Plan to implement [Renovations/Technology Upgrades/Additional Rooms] to increase Net Operating Income by [%].

Why Student Housing?

Student housing remains one of the most resilient real estate asset classes. It is historically recession-proof, as university enrollment often increases during economic downturns, providing a stable and predictable hedge against market volatility.

Next Steps

We are seeking [Investment Amount] in equity for this acquisition. I have attached the full investment memorandum and financial projections for your review.

Are you available for a brief call next [Day of week] at [Time] to discuss the deal structure and our exit strategy?

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Website/LinkedIn Profile]