

[Date]

[Investor Name]

[Investor Title/Company]

[Address]

Subject: Strategic Value-Add Opportunity: [Property Name] Student Housing

Dear [Investor Name],

I am writing to introduce an off-market investment opportunity for [Property Name], a [Number]-unit student housing community located just [Distance] from [University Name].

This asset presents a high-yield value-add play within a Tier-1 university market characterized by record-high enrollment and a chronic shortage of on-campus housing. While the property currently maintains [Percentage]% occupancy, it is under-performing due to dated interiors and inefficient management.

Our investment strategy focuses on three core pillars:

- **Interior Modernization:** Implementation of a targeted renovation package to command a [Dollar Amount] monthly rent premium per bed.
- **Operational Efficiency:** Transitioning to professional third-party management and integrated smart-home technology to reduce OpEx.
- **Amenity Enhancement:** Upgrading common areas and study lounges to align with modern student demands for "live-work-play" environments.

Investment Highlights:

- **Target IRR:** [Percentage]%
- **Target Equity Multiple:** [X.X]x
- **Holding Period:** [Number] Years
- **Location:** Pedestrian-to-campus access in a high-barrier-to-entry submarket.

We have secured the purchase agreement at a favorable basis of [Price] and are currently raising [Capital Amount] in private equity for the acquisition and capital improvement phase.

I have attached the preliminary investment memorandum for your review. Are you available for a brief call next [Day of Week] at [Time] to discuss the project specifics and our projected exit strategy?

Best regards,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email]