

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

[Date]

[Investor Name]
[Investor Title/Company]
[Investor Address]

Re: Strategic Investment Opportunity - Walking-Distance Student Housing

Dear [Investor Last Name],

I am writing to present an exclusive investment opportunity in the student housing sector, specifically focused on a property located within immediate walking distance of [University Name].

In the current real estate market, proximity is the primary driver of student demand. The subject property, located at [Property Address], is situated only [Number] feet from the campus perimeter. This prime location ensures high occupancy rates, consistent rental growth, and a competitive edge over transit-dependent housing options.

Key highlights of this investment include:

- **Unmatched Location:** A [Number]-minute walk to the main campus gates and student union.
- **Strong Market Demand:** [University Name] has seen a [Percentage]% increase in enrollment, with a documented shortage of on-campus beds.
- **Financial Projections:** Targeted annual ROI of [Percentage]% with a stabilized CAP rate of [Percentage]%.
- **Risk Mitigation:** Pre-leasing trends for this specific sub-market currently stand at [Percentage]% for the upcoming academic year.

We are seeking a capital partner to participate in the [Acquisition/Development] of this asset. Our team has a proven track record in managing student-centric properties and maximizing net operating income through strategic improvements.

I have attached a brief executive summary for your review. I would appreciate the opportunity to discuss the full pro forma and our exit strategy with you during a brief call next week.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]