

Subject: Investment Opportunity: Luxury Student Housing Development near [University Name]

Dear [Investor Name],

I am reaching out to introduce a high-yield investment opportunity in the luxury student housing sector, specifically targeting the underserved [University Name] market.

Our project, [Project Name], is a proposed high-end residential development located just [Number] steps from the main campus gates. While local enrollment continues to climb, the current housing inventory remains outdated and fails to meet the demands of modern students who prioritize safety, proximity, and premium amenities.

Investment Highlights:

- **Unrivaled Proximity:** Located within the "pedestrian zone," ensuring 100% historical occupancy rates for the area.
- **Luxury Specifications:** Featuring private en-suite bathrooms, high-speed fiber internet, fitness centers, and secure biometric access.
- **Strong Economics:** Targeted internal rate of return (IRR) of [Percentage]% with stable year-round cash flow.
- **Strategic Advantage:** Fully zoned and shovel-ready site in a high-barrier-to-entry market.

We are currently seeking [Amount] in equity participation to complete the funding stack for this development. We have already secured [Details of existing commitment or land control].

I have attached a brief executive summary for your review. Would you be available for a 15-minute call on [Date] or [Date] to discuss the project specifics and our exit strategy?

Best regards,

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