

{Insert Date} {Investor Name} {Investor Title} {Company Name} {Address} Subject: Investment Opportunity: High-Yield Purpose-Built Student Housing (PBSH) Dear {Investor Name}, I am writing to present a strategic investment opportunity in a Purpose-Built Student Housing (PBSH) development located within immediate proximity to {University Name}. The project, {Project Name}, is a {Number}-bed development situated just {Distance} from the main campus gates. This proximity provides a competitive advantage in a market currently experiencing a significant supply-demand imbalance. Key Investment Highlights: - Strategic Location: Zero-distance or "pedestrian-to-campus" positioning ensures high occupancy rates. - Strong Fundamentals: {University Name} has seen a {Percentage}% increase in enrollment over the last three years with limited new housing stock. - Stable Returns: PBSH historically demonstrates counter-cyclical resilience and consistent rental growth. - Value Proposition: Our design focuses on modern amenities tailored to the Gen-Z demographic, including high-speed fiber, study hubs, and fitness centers. We are currently seeking {Funding Amount} in equity participation for {Land Acquisition/Construction/Development}. Our projections indicate an Internal Rate of Return (IRR) of {Percentage}% over a {Number}-year hold period. I have attached a summary teaser and the preliminary market feasibility study for your review. I would welcome the opportunity to discuss the capital stack and our development timeline in more detail. Are you available for a brief introductory call on {Day} at {Time}? Sincerely, {Your Name} {Your Title} {Your Company} {Your Phone Number} {Your Email Address}