

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

Dear [Investor Name],

I am writing to present an exclusive investment opportunity in the student housing sector, specifically targeting the immediate perimeter of [University Name], a Tier-One institution with a consistent track record of enrollment growth.

The Opportunity

We are currently securing [Property Address/Project Name], a [Number of Beds]-bed asset located less than [Distance, e.g., 0.5 miles] from the campus core. Tier-One universities are currently facing a significant supply-demand imbalance, with on-campus housing capacity failing to meet the needs of an expanding student body.

Key Investment Highlights:

- **Unmatched Proximity:** Located within the "pedestrian to campus" zone, ensuring high demand and premium rental rates.
- **Stable Cash Flow:** Historically high occupancy rates (currently [Percentage]%) with pre-leasing cycles that provide 12-month revenue visibility.
- **Recession Resilience:** Tier-One university enrollment historically remains stable or increases during economic downturns.
- **Target Returns:** We are projecting an IRR of [Percentage]% and an Equity Multiple of [X.X] over a [Number]-year hold period.

The Strategy

Our team plans to [mention strategy, e.g., implement value-add renovations / optimize management / develop new units] to further drive Net Operating Income (NOI). Given the restrictive zoning in this submarket, the barrier to entry for competitors is high, protecting the long-term value of the asset.

I have attached a preliminary deal room link and an executive summary for your review. Would you be available for a brief call next [Day of the week] at [Time] to discuss the capital structure and site specifics?

Sincerely,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]