

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

[Date]

[Investor Name]
[Investor Company]
[Address]

Dear [Investor Name],

I am writing to present a high-yield investment opportunity in the student housing sector. We have secured a turnkey property located [Number] feet from the [University Name] campus.

This asset is uniquely positioned to capture the consistent demand for off-campus living. The property is fully renovated, fully furnished, and features a professional management structure already in place, allowing for immediate cash flow with zero deferred maintenance.

Investment Highlights:

- **Prime Location:** Less than a [Number]-minute walk to the main campus gates.
- **Turnkey Operations:** 100% occupancy with pre-leased units for the upcoming academic year.
- **Strong Returns:** Projected annual yield of [Percentage]% and a Cap Rate of [Percentage]%.
- **Market Stability:** University enrollment has increased by [Percentage]% over the last three years.

Our strategy focuses on "proximity-premium" assets that mitigate vacancy risks common in traditional residential real estate. We are currently seeking [Investment Amount] in exchange for [Equity Percentage/Debt Terms].

I have attached the full investment memorandum and financial projections for your review. I would welcome the opportunity to discuss how this asset fits into your portfolio during a brief call next week.

Are you available on [Day] at [Time] for a 15-minute conversation?

Sincerely,

[Your Signature]

[Your Printed Name]