

[Date]

[Investor Name]
[Investor Company]
[Address]
[City, State, Zip]

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

Dear [Investor Name],

I am reaching out to present an exclusive investment opportunity involving the strategic acquisition of a residential asset located within [Number] meters of [University Name].

The student housing sector continues to demonstrate counter-cyclical resilience and consistent rental growth. Our target property, [Property Name/Address], is uniquely positioned to capture the overflow of a growing student population currently facing a local housing shortage of [Percentage/Number] units.

Key Investment Highlights:

- **Proximity:** Less than a [Number]-minute walk to the main campus gates, ensuring zero vacancy rates.
- **Strong Yields:** Projected annual Net Operating Income (NOI) of \$[Amount] with a targeted IRR of [Percentage]%.
- **Value-Add Potential:** Planned renovations to increase bed count by [Number] and upgrade high-speed technology infrastructure.
- **Market Stability:** University enrollment is projected to grow by [Percentage]% over the next three years.

We are currently seeking [Amount] in equity participation for this acquisition. Our team has a proven track record in the [Region] market, having successfully managed [Number] similar assets to exit.

I have attached the preliminary Investment Memorandum for your review. I would welcome the opportunity to discuss the financial modeling and our exit strategy in a brief call next [Day of week] at [Time].

Sincerely,

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