

[Your Name]
[Your Company Name]
[Date]

[Investor Name]
[Investor Address]

Re: High-Yield Pre-Construction Opportunity - [Project Name]

Dear [Investor Name],

I am writing to invite you to participate in a targeted pre-construction investment for a new student housing development located [Number] meters from [University Name].

This project, [Project Name], addresses the critical shortage of purpose-built student accommodation in a market where university enrollment currently exceeds local housing capacity by [Percentage]%. By securing entry at the pre-construction phase, investors can capitalize on significant equity growth before the building reaches completion.

Investment Highlights:

- **Prime Proximity:** Located within a [Number]-minute walk to the main campus gates.
- **Fixed Appreciation:** Projected [Percentage]% capital growth during the construction period.
- **Passive Income:** Guaranteed rental yields of [Percentage]% for the first [Number] years post-completion.
- **Risk Mitigation:** Full planning permissions are secured and a Tier-1 contractor has been appointed.

We are currently seeking [Investment Amount] for this round, which will be utilized for [Brief Purpose, e.g., site preparation/foundation].

I have attached the Executive Summary and financial projections for your review. I would welcome the opportunity to discuss the site plans and exit strategy with you via a brief call next week.

Sincerely,

[Your Signature]
[Your Title]
[Your Phone Number]
[Your Email Address]