

Subject: Strategic Investment Opportunity: Exclusive Pedestrian-Centric Student Housing

Dear [Investor Name],

I am reaching out to present a high-yield investment opportunity focused on the acquisition and development of premium student housing located within immediate walking distance of [University Name].

Our project, [Project Name], addresses the critical shortage of "pedestrian-exclusive" housing. Historically, assets located within a half-mile radius of major campuses maintain the lowest vacancy rates and the highest rent premiums in the real estate sector, regardless of broader economic fluctuations.

Investment Highlights:

- **Zero-Commute Location:** Situated [Number] feet from the campus perimeter.
- **High Demand:** [University Name] has seen a [Percentage]% increase in enrollment with no new on-campus beds planned.
- **Pre-Leasing Velocity:** Targeted 100% occupancy prior to the academic year commencement.
- **Defensive Asset Class:** Recession-resilient cash flow backed by parental guarantees.

We are currently seeking [Funding Amount] for [Phase of Project]. Our projections indicate an Internal Rate of Return (IRR) of [Percentage]% and an equity multiple of [Number]x over a [Number]-year hold period.

I have attached the executive summary and financial modeling for your review. Are you available for a brief call next [Day of Week] at [Time] to discuss the capital structure and site plans?

Best regards,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]