

Dear [Property Owner Name],

Subject: Exclusive Listing Opportunity - [Property Address/Lot Number]

We are pleased to present this briefing regarding the potential sale of your residence within [Name of Golf Community]. As the market for premium golf course real estate continues to see high demand from qualified buyers, your property represents a unique opportunity in the current landscape.

**Property Highlights:**

The unique positioning of your home, overlooking the [Number] hole of the [Course Name], provides a competitive advantage in terms of privacy, views, and lifestyle appeal.

**Market Analysis:**

Our recent data indicates that luxury properties within gated golf communities are currently commanding a [Percentage]% premium compared to standard residential listings. We have identified a specific segment of high-net-worth individuals currently seeking turn-key properties in this area.

**The Strategic Plan:**

- Targeted marketing to active club members and international golf enthusiasts.
- Professional high-definition drone photography and virtual walkthroughs.
- Placement in exclusive luxury real estate publications.
- Private, invitation-only viewings for pre-vetted buyers.

**Next Steps:**

We have prepared a comprehensive Valuation Report and a custom Marketing Proposal for your review. We would like to schedule a brief meeting at your convenience to discuss your goals and the timeline for a potential launch.

Please contact us at [Phone Number] or [Email Address] to coordinate a time.

Sincerely,

[Your Name]

[Your Title]

[Agency/Company Name]