

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

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

RE: Strategic Portfolio Liquidation Opportunity - [Number of Units] Units

Dear [Investor Name],

I am writing to offer you an exclusive opportunity to acquire a managed portfolio of real estate assets currently held by [Your Company Name]. As we are restructuring our investment focus, we have decided to liquidate a package of [Number] properties located within the [City/Region] market.

Portfolio Highlights:

- **Total Unit Count:** [Number]
- **Asset Type:** [Single Family / Multi-Family / Mixed-Use]
- **Current Occupancy:** [Percentage]%
- **Gross Annual Income:** \$[Amount]
- **Net Operating Income (NOI):** \$[Amount]

The properties have been well-maintained and offer consistent cash flow with significant upside potential through [Value-Add Strategy/Market Rent Adjustments]. By purchasing the entire portfolio, you will benefit from immediate scale in this sub-market and a streamlined acquisition process.

We are seeking a direct sale and are prepared to provide a comprehensive Due Diligence folder, including rent rolls, profit and loss statements, and recent inspection reports, upon the execution of a Non-Disclosure Agreement (NDA).

If this opportunity aligns with your current acquisition criteria, please contact me at [Phone Number] or [Email Address] to discuss the pricing and terms.

I look forward to the possibility of working with you.

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Title]