

[Date]

[Investor Name]

[Investor Address]

[City, State, Zip Code]

Subject: High-Yield Investment Opportunity: [Property Address/Reference]

Dear [Investor Name],

I am reaching out because a new investment property has just entered the market that matches your specific criteria for high-yield returns.

Based on our current analysis, this property offers significant upside potential. Key highlights include:

- **Location:** [Neighborhood/City]
- **Purchase Price:** \$[Amount]
- **Projected Annual ROI:** [Percentage]%
- **Estimated Monthly Cash Flow:** \$[Amount]
- **Key Feature:** [e.g., Below market value / Recent renovations / High rental demand area]

I have attached a full investment summary including neighborhood comps, expense projections, and a detailed cash flow analysis for your review.

Given the projected returns, I expect high interest in this asset. Are you available for a brief call on [Day] at [Time] to discuss the financials and schedule a walkthrough?

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]