

[Your Name/Company Name]  
[Your Phone Number]  
[Your Email Address]

[Date]

Dear [Investor Name],

I am reaching out because I currently have a property under contract that matches your specific buying criteria in the [Property Neighborhood/City] area.

**Property Details:**

- Address: [Property Address]
- Type: [Single Family/Multi-Family/Condo]
- Bed/Bath: [Number] Bed / [Number] Bath
- Square Footage: [Total Sq Ft]

**Financial Summary:**

- Asking Price: \$[Price]
- Estimated ARV: \$[After Repair Value]
- Estimated Repairs: \$[Repair Amount]

Based on our previous conversations regarding your preferred ROI and location, I believe this deal would be a great fit for your portfolio. This is an off-market opportunity and is available for a cash closing on [Closing Date].

If you are interested in seeing the full inspection report and additional photos, please reply to this email or call me directly at [Your Phone Number].

Best regards,

[Your Name]  
[Your Company Name]