

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

[Date]

[Turnkey Provider Name]
[Company Name]
[Address]

Subject: Inquiry Regarding Turnkey Investment Opportunities - Cash Buyer

Dear [Contact Person Name],

I am writing to express my interest in the turnkey investment properties currently available through [Company Name]. I have been following your portfolio and am impressed with the markets you operate in.

I am an active real estate investor looking to acquire [Number] additional units within the next [Timeframe]. Please note that I am a cash buyer with liquid funds available for immediate closing. This allows for a streamlined transaction without the need for financing contingencies.

My primary investment criteria include:

- Target Markets: [City/State]
- Property Type: [Single Family/Multi-Family]
- Desired Cap Rate: [Percentage]%
- Price Range: \$[Amount] to \$[Amount]

Could you please provide an inventory list of your current off-market or upcoming properties that meet these requirements? I would also appreciate receiving any available pro-formas, inspection reports, and property management details for these assets.

I am ready to move quickly on the right opportunities. Please let me know the best time for a brief introductory call to discuss how we can work together.

Sincerely,

[Your Signature]

[Your Printed Name]