

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Date]

[Recipient Name]
[Recipient Company Name]
[Recipient Address]
[City, State, Zip Code]

RE: Joint Venture Investment Offer - [Property Name/Address]

Dear [Recipient Name],

We are pleased to submit this non-binding letter of intent to enter into a Joint Venture (JV) partnership for the acquisition and management of the multi-family property located at [Property Address].

The proposed terms of the Joint Venture are as follows:

- **Investment Structure:** Formation of a new Limited Liability Company (LLC) specifically for this asset.
- **Capital Contribution:** [Your Company Name] will contribute [Percentage]% and [Partner Name] will contribute [Percentage]% of the required equity.
- **Equity Split:** Distributions will be made based on a [Percentage/Percentage] split, subject to the waterfall provisions outlined below.
- **Preferred Return:** Investors shall receive a cumulative preferred return of [Percentage]% per annum.
- **Management:** [Your Company Name] will serve as the Managing Member, responsible for day-to-day operations and asset management.
- **Acquisition Fee:** A fee of [Percentage]% of the purchase price payable to the Managing Member at closing.
- **Asset Management Fee:** [Percentage]% of gross monthly revenue.

Property Overview:

- **Property Type:** Multi-Family (Residential)
- **Number of Units:** [Number of Units]
- **Target Purchase Price:** \$[Amount]
- **Projected Hold Period:** [Number] years

This letter is intended solely as an expression of interest and does not constitute a legally binding agreement. A formal Joint Venture Agreement will be drafted upon mutual acceptance of these preliminary terms.

We look forward to the possibility of partnering with you on this acquisition. Please sign and return a copy of this letter if the terms are acceptable.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title]

Accepted and Agreed:

Signature: _____

Name: [Recipient Name]

Date: _____