

[Date]

[Seller Name]
[Seller Address]
[City, State, Zip]

RE: Letter of Intent - Purchase of [Property Name/Address]

Dear [Seller Name or Representative],

On behalf of [Investment Group/Syndication Name] and its assigns, we are pleased to submit this Letter of Intent for the purchase of the multi-family property located at [Property Address].

1. Purchase Price: \$[Amount]

2. Earnest Money Deposit: \$[Amount] to be placed in escrow with [Title Company Name] within [Number] business days of the execution of a Purchase and Sale Agreement (PSA).

3. Due Diligence Period: The Purchaser shall have [Number] days from the receipt of all requested documents to perform inspections, audits, and financial reviews.

4. Financing: This offer is [contingent/not contingent] upon the Purchaser securing financing. Purchaser intends to fund the acquisition through a combination of private equity syndication and senior debt.

5. Closing Date: Closing shall occur within [Number] days following the expiration of the Due Diligence Period.

6. Formal Agreement: Upon acceptance of this letter, the parties will work in good faith to execute a formal Purchase and Sale Agreement within [Number] days.

7. Exclusivity: The Seller agrees to withdraw the property from the market and cease negotiations with other parties for a period of [Number] days from the signing of this letter.

8. Non-Binding: This letter is a non-binding expression of intent and does not constitute a legal obligation until a formal Purchase and Sale Agreement is signed by both parties.

This offer remains valid until [Expiration Date/Time]. We look forward to working with you on this transaction.

Sincerely,

[Your Name]
[Your Title]
[Company/Syndication Name]

Accepted by Seller:

Signature: _____ Date: _____