

[Date]

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

Re: Portfolio Evaluation and Acquisition Interest - [Portfolio Name or Number of Units]

Dear [Owner Name],

I am writing to express my strong interest in acquiring your multifamily portfolio located in [City/Market]. Having followed your presence in the market, we admire the quality of your assets and believe they align perfectly with our long-term investment strategy.

We are currently looking to expand our holdings and are prepared to offer a streamlined transaction with the following advantages:

- **Competitive Valuation:** Pricing based on current market cap rates and performance potential.
- **Certainty of Execution:** Committed capital and a proven track record of closing complex portfolio deals.
- **Flexible Terms:** Tailored closing timelines to meet your tax or 1031 exchange requirements.
- **Confidentiality:** A discreet process without the disruption of a public listing.

Before moving to a formal Letter of Intent (LOI), we would appreciate the opportunity to perform a preliminary evaluation. To provide you with an accurate and aggressive valuation, we request the following items for each property:

- Current Rent Rolls
- Year-to-Date and Trailing 12-Month Operating Statements
- Summary of recent Capital Improvements

We are prepared to sign a Non-Disclosure Agreement (NDA) immediately to ensure your data remains protected. Our goal is to provide you with a fair market evaluation within [Number] business days of receiving these documents.

Please let us know if you are open to a brief introductory call this week to discuss your goals for the portfolio.

Sincerely,

[Your Name]
[Your Title]
[Company Name]

[Phone Number]
[Email Address]