

[Your Institutional Letterhead]

[Date]

[Recipient Name]

[Recipient Title]

[Organization Name]

[Address City, State, Zip]

RE: Strategic Investment Mandate - Transit-Oriented Development (TOD) Portfolio

Dear [Recipient Name],

On behalf of [Institutional Investor Name], I am writing to formally outline our strategic interest and investment criteria regarding Transit-Oriented Development (TOD) opportunities within [Target Geographic Region/Market].

As part of our commitment to sustainable urban growth and long-term value creation, our institution has allocated [Dollar Amount] for the acquisition and development of mixed-use assets located in immediate proximity to major transit hubs. Our strategy focuses on the following pillars:

- **Connectivity:** Assets located within a [e.g., 0.5 mile] radius of high-frequency rail, light rail, or rapid bus transit systems.
- **Sustainability:** Projects that prioritize decarbonization, LEED certification, and reduced reliance on private vehicular transport.
- **Economic Resilience:** High-density, mixed-use environments that integrate residential, commercial, and retail components to ensure diversified income streams.
- **Community Impact:** Alignment with municipal planning goals to enhance urban mobility and social infrastructure.

We are actively seeking [Partnerships / Shovel-ready Projects / Core-plus Acquisitions] that meet these benchmarks. Our investment committee values projects that demonstrate strong public-private partnership (PPP) potential and clear alignment with local zoning incentives for high-density development.

We invite you to share any upcoming opportunities or pipeline data that align with this mandate. Please contact [Contact Person Name] at [Phone Number] or [Email Address] to schedule a formal briefing.

We look forward to discussing how our capital can support the evolution of the transit-oriented landscape.

Sincerely,

[Signature]

[Your Name]

[Your Title]

[Investment Firm Name]