

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

Subject: Rental Yield Forecast for [Property Name/Address]

Dear [Client Name],

We are pleased to provide the rental yield forecast for the property located at [Property Address]. This analysis specifically accounts for its designation within the Transit-Oriented Development (TOD) zone near [Name of Transit Station/Hub].

Based on current market data and the proximity to high-frequency public transportation, our projections are as follows:

- **Estimated Monthly Rent:** \$[Amount]
- **Projected Gross Annual Income:** \$[Amount]
- **Estimated Operating Expenses:** \$[Amount]
- **Forecasted Net Operating Income (NOI):** \$[Amount]
- **Projected Gross Rental Yield:** [Percentage]%

TOD Advantage Factors:

- Reduced vacancy rates due to high demand for commuter-friendly housing.
- Premium rental pricing compared to non-TOD properties in the same sub-market.
- Anticipated long-term capital appreciation driven by infrastructure investment.

This forecast is based on current market trends and assumes the property is maintained according to local standards. Please note that these figures are estimates and are subject to market fluctuations.

Should you require a more detailed breakdown of the comparable properties used in this study, please do not hesitate to contact us.

Sincerely,

[Your Name]

[Your Title]

[Company Name]