

head>

[Date]

[Recipient Name]

[Title]

[Institution Name]

[Address]

[City, State, Zip Code]

**RE: Financing Request for [Project Name] - Transit-Oriented Development (TOD)**

Dear [Recipient Name],

We are pleased to submit this financing proposal for [Project Name], a signature Transit-Oriented Development located at [Project Address], situated within [Distance] of [Transit Station Name/Line].

The project consists of [Number] units of [Residential/Commercial/Mixed-Use] space. Given its strategic location and alignment with regional density goals, we are seeking [Debt/Equity/Mezzanine] financing in the amount of \$[Amount].

**Investment Highlights:**

- **Transit Connectivity:** Direct access to [Transit System] providing high mobility scores and reduced parking requirements.
- **Capital Stack:** Total project cost of \$[Total Cost], with [Amount] in sponsor equity already committed.
- **Entitlements:** Currently [Status of Permits/Zoning] with strong support from local municipality.
- **ESG Alignment:** Sustainability features including [List Green Certifications or Energy Initiatives].

Enclosed for your review are the preliminary pro-forma, site plans, and a market feasibility study demonstrating the projected Internal Rate of Return (IRR) of [Percentage]% and a Loan-to-Cost (LTC) ratio of [Percentage]%.

We believe this development offers a premium risk-adjusted return while supporting urban intensification mandates. We look forward to discussing how [Institution Name] can participate in this capitalization.

Sincerely,

[Your Name]

[Your Title]

[Company Name]

[Phone Number]  
[Email Address]