

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

Subject: Exclusive Access to Upcoming Fixer-Upper and Rehab Opportunities

Dear [Recipient Name],

Are you looking for your next investment project or a home you can renovate to your exact taste? I am writing to give you an early look at several upcoming "fixer-upper" properties and distressed sales hitting the [Local Area Name] market soon.

In the current market, these high-potential properties are often sold before they ever reach public listing sites. Our current inventory includes:

- **Structural Potential:** Homes with solid bones requiring cosmetic updates.
- **Full Rehab Projects:** Properties priced significantly below market value for experienced flippers.
- **Value-Add Opportunities:** Multi-family or single-family homes in transitioning neighborhoods.

Whether you are a seasoned contractor or a first-time investor, I can provide you with detailed repair estimates and projected after-repair values (ARV) for these specific listings.

If you would like to receive our weekly "Hot Sheet" of unlisted rehab opportunities, please call me at [Your Phone Number] or email me at [Your Email Address].

Let's find your next project together.

Sincerely,

[Your Name]

[Your Title/Company]

[Your Website]