

[Your Name]
[Your Company Name]
[Your Phone Number]
[Your Email Address]

[Date]

[Investor Name]
[Investor Address]
[City, State, Zip Code]

Dear [Investor Name],

I am writing to present a high-potential real estate investment opportunity located at [Property Address]. We have identified this property as an ideal candidate for a "fix-and-flip" or a "value-add" rental strategy.

Investment Highlights:

- **Acquisition Price:** \$[Amount]
- **Estimated Renovation Budget:** \$[Amount]
- **After Repair Value (ARV):** \$[Amount]
- **Projected Profit:** \$[Amount]
- **Estimated Timeline:** [Number] months

The property is situated in [Neighborhood Name], an area currently seeing [mention a positive trend, e.g., rising home values or low inventory]. The scope of work includes [mention 2-3 key repairs, e.g., kitchen remodel, flooring, and landscaping], which will significantly increase the property's market value.

I have prepared a detailed professional pro-forma, including comparable sales data and a line-item repair estimate, which I would like to share with you.

Are you available for a brief call or meeting on [Day of the week] at [Time] to discuss the specifics of this deal and how we can work together?

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]