

Subject: High-Yield Investment Opportunity: [Property Name/Address]

Dear [Investor Name],

I am writing to present an exclusive real estate investment opportunity that aligns with your interest in high-yield assets. The property located at [Property Address] offers a projected Return on Investment (ROI) of [Percentage]%.

**Investment Highlights:**

- **Purchase Price:** \$[Amount]
- **Projected Annual Net Income:** \$[Amount]
- **Cap Rate:** [Percentage]%
- **Occupancy Status:** [Current Occupancy Rate]%

**Why This Property?**

[Briefly describe value-add potential, such as below-market rents, upcoming area development, or recent renovations].

I have attached a detailed financial pro-forma and market analysis for your review. I would appreciate the opportunity to discuss how this asset fits into your portfolio.

Are you available for a brief call on [Date] at [Time]?

Best regards,

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