

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

Re: Quick Turnaround Investment Opportunity - [Property Address]

Dear [Investor Name],

I am reaching out to present a high-yield, quick turnaround fix-and-flip opportunity located in [Neighborhood/City]. This property is currently under contract and is being offered to our preferred investors.

Property Overview:

- Purchase Price: \$[Amount]
- Estimated Rehab Cost: \$[Amount]
- After Repair Value (ARV): \$[Amount]
- Estimated Project Timeline: [Number] Months

Investment Highlights:

- Property acquired at [Percentage]% of market value.
- Scope of work is primarily cosmetic (paint, flooring, and kitchen upgrades).
- Located in a high-demand area with low average days on market.

The Proffered Return:

We are seeking a capital investment of \$[Amount] in exchange for [Percentage]% interest or a [Percentage]% equity split upon sale.

I have attached the full deal sheet, including a detailed line-item rehab budget and comparable sales report. Please let me know by [Date/Time] if you would like to move forward with this project, as we are looking to close quickly.

Best regards,

[Your Signature]

[Your Printed Name]