

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

[Date]

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

Subject: Partnership Opportunity: Fixer-Upper Investment at [Property Address]

Dear [Recipient Name],

I am writing to you because I have identified a high-potential "fixer-upper" property located at [Property Address]. Based on my analysis, this property is currently undervalued and represents a significant opportunity for a profitable renovation and resale.

I am looking for a strategic partner to join me in a Joint Venture (JV) for this specific project. My proposal involves combining our resources to maximize the return on investment. Below is a brief overview of how I envision the partnership:

- **My Role:** I will handle property acquisition, project management, contractor oversight, and the final sale process.
- **Your Role:** [e.g., Providing the investment capital / Securing the financing / Providing renovation expertise].
- **Profit Sharing:** Profits will be split [e.g., 50/50] after all initial investments and expenses are recouped.

I have already completed a preliminary budget and a Comparative Market Analysis (CMA) for the area. The projected "After Repair Value" (ARV) is estimated at \$[Amount].

I would love to discuss the details, timeline, and financial projections with you in person or over the phone. Please let me know if you are interested in reviewing the full project proposal.

Sincerely,

[Your Signature]

[Your Printed Name]