

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Your Phone Number]

[Your Email Address]

[Date]

[Investor Name]

[Investor Company Name]

[Investor Address]

[City, State, Zip Code]

Subject: Investment Opportunity: Restoration of [Property Name/Address]

Dear [Investor Name],

I am writing to invite you to participate in a unique real estate investment opportunity: the restoration of the historic property located at [Address]. Known as the [Property Name, e.g., Smith Mansion], this [Year Built] structure represents a significant piece of local heritage and offers substantial financial potential.

The Project

Our goal is to restore this property to its original architectural glory while integrating modern systems and amenities. The scope of work includes structural stabilization, facade restoration, and a complete interior renovation that respects the building's historical character.

Market Opportunity

The property is situated in [Neighborhood Name], an area currently experiencing a resurgence in demand for luxury historic residences. Upon completion, we project a resale value of \$[Estimated Value] or an annual rental income of \$[Estimated Income]. Furthermore, the project is eligible for [State/Federal] historic tax credits, which significantly improve the ROI for our partners.

Investment Details

We are seeking an investment of \$[Amount] to cover [Acquisition/Construction/Permitting]. In exchange, we are offering [Percentage]% equity or a preferred return of [Percentage]%. We anticipate a project timeline of [Number] months from commencement to exit.

Why Partner With Us?

Our team has a proven track record in historic preservation and high-end residential development. We have successfully completed [Number] similar projects, ensuring that architectural integrity is maintained while maximizing market value.

I have attached a detailed prospectus including architectural renderings, a full budget breakdown, and market comps. I would welcome the opportunity to discuss this project with you in person or via a scheduled call.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title]