

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

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

RE: Investment Proposal for Foreclosure Acquisition and Rehabilitation

Dear [Recipient Name],

I am writing to present a high-yield investment opportunity involving the acquisition and rehabilitation of a distressed property located at [Property Address].

Based on current market analysis, this property is currently in foreclosure and can be acquired for \$[Purchase Price], which is significantly below its projected After-Repair Value (ARV) of \$[ARV Amount].

Project Overview:

- **Acquisition Cost:** \$[Amount]
- **Estimated Rehab Budget:** \$[Amount]
- **Timeline to Completion:** [Number] months
- **Projected Net Profit:** \$[Amount]

Our team specializes in distressed asset recovery and has a proven track record of managing renovations that maximize equity. The scope of work for this property includes [List 2-3 brief repairs, e.g., kitchen modernization, roofing, and flooring].

We are seeking a capital partner to provide \$[Investment Amount] in exchange for [Percentage]% ROI or a defined equity stake. This project offers a secured exit strategy through either a traditional retail sale or a refinance into a long-term rental holding.

I have attached a detailed property report and a line-item renovation budget for your review. Please let me know a convenient time this week to discuss the financial projections in further detail.

Sincerely,

[Your Signature]

[Your Printed Name]