

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

[Date]

[Investor Name]  
[Investor Company]  
[Address]

## **RE: Funding Opportunity - Upcoming Real Estate Auction**

Dear [Investor Name],

I am writing to present a high-yield investment opportunity regarding a property scheduled for auction on [Auction Date] located at [Property Address].

Based on our market analysis, we have identified this asset as a prime candidate for a [Fix-and-Flip / Buy-to-Let] strategy. Below are the key financial highlights:

- **Estimated Winning Bid:** \$[Amount]
- **Estimated Renovation Cost:** \$[Amount]
- **After Repair Value (ARV):** \$[Amount]
- **Projected Profit:** \$[Amount]
- **Expected Project Duration:** [Number] months

I am seeking a funding partner to provide \$[Funding Amount] to cover the purchase price and initial capital requirements. In exchange, I am offering [e.g., a fixed interest rate of X% or a X% equity split of the final profits].

I have already completed the preliminary due diligence and have a contractor team on standby. I would welcome the opportunity to discuss the full project breakdown and my track record with you in more detail.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]