

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

RE: OFF-MARKET OPPORTUNITY - [Property Address]

Dear Investor,

I am reaching out to give you a first look at a new fixer-upper opportunity that just hit the market in [Neighborhood/Area].

Property Highlights:

- **Address:** [Property Address]
- **Type:** [Single Family/Multi-Unit/etc.]
- **Bed/Bath:** [Number] Bed / [Number] Bath
- **Asking Price:** \$[Amount]
- **Estimated ARV:** \$[Amount]

Investment Potential:

This property is being sold in "as-is" condition and is priced significantly below market value. It requires [cosmetic updates/structural repairs/full gut renovation], making it an ideal candidate for a fix-and-flip or a long-term buy-and-hold rental with high equity growth.

Opportunities in this price bracket move quickly. If you are looking for your next project, please contact me immediately at [Phone Number] to schedule a private walkthrough or to request the full inspection report and photo gallery.

I look forward to hearing from you.

Best regards,

[Your Name]
[Your Title/License Number]