

Subject: New Investment Opportunity: Fixer-Upper in [Neighborhood/City]

Dear [Investor Name],

I am reaching out to share a new off-market listing that fits your investment profile. We have just secured a property at [Property Address] that presents a significant value-add opportunity.

Property Highlights:

- **Purchase Price:** \$[Amount]
- **Estimated ARV (After Repair Value):** \$[Amount]
- **Estimated Rehab Cost:** \$[Amount]
- **Property Type:** [e.g., Single Family, 3 Bed/2 Bath]
- **Square Footage:** [Number] sq. ft.

Key Investment Features:

- Located in a high-demand rental area with [percentage]% appreciation last year.
- Major structural elements are sound; primary updates needed for [e.g., kitchen, flooring, and landscaping].
- Potential for a quick flip or a high-yield long-term rental (BRRRR candidate).

I have a full photo gallery, a detailed scope of work, and comparable sales data ready for your review. Please let me know if you would like to schedule a walkthrough this week, as we expect high interest from our inner circle of investors.

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]