

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

Subject: NEW LISTING: Prime Flip Opportunity in [Neighborhood/Area]

Dear [Investor Name],

I am reaching out to alert you of a high-potential investment property that has just hit the market. Based on your interest in fix-and-flip projects, this property aligns perfectly with your criteria.

Property Details:

- **Address:** [Property Address]
- **List Price:** \$[Amount]
- **Estimated ARV:** \$[Amount]
- **Property Type:** [e.g., Single Family, 3BR/2BA]
- **Key Features:** [e.g., Structural integrity, cosmetic updates needed, below-market pricing]

This property is located in an area with high demand and strong comparable sales. It requires [minor/moderate/extensive] renovations, offering a significant margin for profit upon resale.

I have a full property packet available, including interior photos and a preliminary repair estimate. Due to the competitive pricing, I expect high interest and multiple offers.

Are you available for a brief call or a walkthrough this week? Please let me know if you would like to receive the full details.

Best regards,

[Your Name]

[Your Title/Company]

[Your Phone Number]

[Your Email Address]