

Date: [Insert Date]

To: [Investor Name]

From: [Your Name/Company Name]

Subject: OFF-MARKET / JUST LISTED: High-Margin Handyman Special in [Neighborhood]

Dear [Investor Name],

I am reaching out because I have just secured a distressed property that fits your investment profile. This "handyman special" is priced significantly below market value, offering a strong equity play for a fix-and-flip or a high-yield buy-and-hold strategy.

Property Details:

- **Address:** [Property Address]
- **Specs:** [Number] Bed / [Number] Bath / [Sq Ft] Sq Ft
- **Asking Price:** \$[Amount]
- **Estimated ARV (After Repair Value):** \$[Amount]
- **Estimated Repair Cost:** \$[Amount]

Investment Highlights:

- **Scope of Work:** Mainly cosmetic updates needed ([list key repairs: e.g., flooring, paint, kitchen update]).
- **Location:** Situated in [Neighborhood], which has seen a [Percentage]% increase in value over the last year.
- **Potential:** Perfect for an investor looking for forced appreciation or a quick turnaround.

The property is being sold as-is. I have a full photo gallery and a detailed inspection summary ready for your review.

Are you available for a brief call or a walkthrough this week? Properties at this price point in this zip code move very quickly.

Best regards,

[Your Name]

[Your Phone Number]

[Your Email Address]

[Your Website/Company Logo]