

[Date]

[Investor Name]

[Investor Address]

[City, State, Zip Code]

Subject: High-Yield Investment Opportunity: [Property Address]

Dear [Investor Name],

I am reaching out to present an exclusive off-market fixer-upper opportunity located at [Property Address]. This property has been identified specifically for its high return potential through a strategic renovation.

### **Property Highlights:**

- **Purchase Price:** \$[Amount]
- **Estimated Repair Costs:** \$[Amount]
- **After Repair Value (ARV):** \$[Amount]
- **Estimated Profit Margin:** [Percentage]%

### **Property Details:**

[Number] Bedrooms, [Number] Bathrooms, [Square Footage] Sq Ft. The property requires [Briefly mention main repairs, e.g., cosmetic updates, roofing, or structural work]. It is situated in [Neighborhood Name], which is currently seeing a [Percentage]% annual appreciation rate.

I have attached a preliminary cost analysis and comparable sales data for your review. This property is priced for a quick sale and is expected to move fast.

Please let me know if you would like to schedule a walkthrough or if you require additional financial documentation.

Sincerely,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]