

[Date]

[Investor Name]

[Investor Company Name]

[Address]

[City, State, Zip]

RE: NEW OPPORTUNITY - [Property Address]

Dear [Investor Name],

I am reaching out because a new distressed property has just hit the market that fits your investment profile. Given the current condition and price point, this property offers significant equity potential for a fix-and-flip or a long-term rental hold.

**Property Highlights:**

- **Asking Price:** \$[Amount]
- **Estimated ARV (After Repair Value):** \$[Amount]
- **Property Type:** [e.g., Single Family / Multi-unit]
- **Square Footage:** [Number] sq. ft.
- **Lot Size:** [Number] acres/sq. ft.

**Condition Notes:**

[Briefly describe repairs needed, e.g., Needs full cosmetic renovation, roof repair required, or structural updates needed].

Because of the distressed nature of this listing, we are expecting a quick sale. I have additional photos, a preliminary repair estimate, and comparable sales data ready for your review.

Are you available for a brief call today or tomorrow to discuss the numbers? Please let me know if you would like to schedule a walkthrough.

Best regards,

[Your Name]

[Your Title/Company]

[Your Phone Number]

[Your Email Address]