

[Date]

[Investor Name]
[Investor Company]
[Address]
[City, State, Zip]

Re: Off-Market Fixer-Upper Opportunity at [Property Address]

Dear [Investor Name],

I am reaching out because I have identified a high-potential investment property that is not yet listed on the MLS. Given your history with rehab projects in [Neighborhood/Area], I wanted to give you the "first look" at this fixer-upper.

Property Highlights:

- **Location:** [Property Address]
- **Type:** [Single Family/Multi-Unit/etc.]
- **Specs:** [Number] Bed / [Number] Bath / [Square Footage] sq ft
- **Estimated ARV:** \$[Amount]
- **Asking Price:** \$[Amount]

The Opportunity:

The property requires [cosmetic/structural/full] updates, specifically in the [kitchen/roof/bathrooms]. It is priced competitively to allow for a significant profit margin or a high-yield rental hold once renovated.

I have a full photo gallery and a preliminary repair estimate available for your review. Would you be interested in touring the property this week before it goes to the general market?

Please call or text me at [Your Phone Number] to discuss the details.

Best regards,

[Your Name]
[Your Company Name]
[Your Email Address]