

[Date]

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

Re: New Investment Opportunity - [Property Address]

Dear [Investor Name],

I am writing to notify you of a new distressed property that just hit the market, located at [Property Address]. Based on your interest in local rehab projects, I believe this property fits your investment criteria.

**Property Highlights:**

- **Asking Price:** \$[Amount]
- **Estimated ARV:** \$[Amount]
- **Property Type:** [e.g., Single Family / Multi-Family]
- **Bed/Bath:** [Number] Bed / [Number] Bath
- **Square Footage:** [Number] sq. ft.

**Project Overview:**

This property requires [e.g., full cosmetic update / structural repairs / mold remediation]. It is priced significantly below market value to account for the necessary renovations, offering a strong margin for a fix-and-flip or a value-add buy-and-hold strategy.

**Available Documents:**

I have compiled a deal folder for you which includes interior photos, a preliminary contractor bid, and a comparable sales analysis for the area.

If you would like to schedule a walkthrough or review the full property package, please contact me directly at [Phone Number] or [Email Address].

I look forward to hearing from you.

Best regards,

[Your Name]  
[Your Company Name]  
[Your Phone Number]  
[Your Website]