

[Date]

[Recipient Name]
[Recipient Address]
[City, State, Zip Code]

Subject: Strategic Investment Opportunity: [Property Address] Just Listed

Dear [Recipient Name],

I am reaching out because I know you are actively looking to expand your real estate portfolio with high-potential fixer-upper opportunities. I have just listed a property that fits the exact criteria for a successful "fix and flip" or a "buy and hold" value-add project.

Property Details:

Address: [Property Address]
List Price: \$[Amount]
Bedrooms/Bathrooms: [Number]/[Number]
Square Footage: [Number] sq. ft.

Investment Highlights:

- Priced significantly below neighborhood market value to account for repairs.
- Solid structural bones with cosmetic updates needed.
- Located in a high-demand area with strong historical appreciation.
- Estimated After-Repair Value (ARV): \$[Amount]

This property is expected to move quickly due to its price point and potential margins. I have a full gallery of photos and a list of recommended improvements ready for your review.

Would you like to schedule a private walkthrough this week before the general open house?
Please call or text me directly at [Your Phone Number] to coordinate a time.

Best regards,

[Your Name]
[Your Company Name]
[Your License Number]
[Your Email Address]