

Dear Investor,

**RE: NEW LISTING - High Cash Flow Duplex Opportunity**

I am writing to notify you of a newly listed duplex that has just hit the market. This property has been specifically identified as a strong candidate for a buy-and-hold portfolio due to its immediate cash flow potential and location.

**Property Highlights:**

- **Location:** [Insert Address/Neighborhood]
- **Price:** \$[Insert Price]
- **Configuration:** [Insert Units, e.g., Two 2-Bedroom/1-Bath units]
- **Gross Monthly Income:** \$[Insert Amount]
- **Current Cap Rate:** [Insert %]

**Investment Potential:**

[Insert 1-2 sentences regarding market rents, recent renovations, or low vacancy rates in the area.]

I have a full investment pro-forma, interior photos, and a breakdown of expenses ready for your review. In this market, multi-family properties with these numbers are moving quickly.

Are you available for a brief call or a walkthrough this week?

Best regards,

[Your Name]

[Your Company]

[Your Phone Number]

[Your Email Address]