

[Date]

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

Subject: Turnkey Duplex Investment Opportunity with Immediate Cash Flow

Dear [Recipient Name],

Are you looking for a predictable way to grow your passive income without the headaches of renovation or tenant placement?

I am reaching out to present an exclusive turnkey duplex opportunity located in [City/Neighborhood]. This property has been fully renovated and is ready to generate revenue from day one.

**Investment Highlights:**

- **Monthly Rental Income:** \$[Amount]
- **Cap Rate:** [Percentage]%
- **Condition:** Fully renovated with new [Roof/HVAC/Appliances]
- **Occupancy:** [Leased/Ready for Move-in]
- **Management:** Professional property management already in place

Unlike traditional fix-and-flips, this duplex allows you to skip the construction phase and move straight to the cash-flow phase. All inspections, permits, and tenant screenings have been completed to ensure a seamless transition for the new owner.

If you are interested in viewing the full pro-forma or scheduling a private walkthrough, please contact me at [Phone Number] or [Email Address].

I look forward to helping you expand your real estate portfolio.

Best regards,

[Your Name]  
[Your Company Name]  
[Your Website]