

[Date]

[Investor Name]

[Address]

[City, State, Zip]

Dear [Investor Name],

RE: Exclusive Off-Market Opportunity - [Property Address]

I am reaching out to you because of your interest in income-generating real estate in the [Neighborhood/Area] market. I have just secured an exclusive listing for a high-yield duplex that has not yet been released to the general public.

Property Highlights:

- **Configuration:** [Number] Bedrooms / [Number] Bathrooms per unit
- **Current Rent:** \$[Amount] per month (Total)
- **Potential Rent:** \$[Amount] per month (Market Rate)
- **Condition:** [Briefly mention condition, e.g., Turn-key / Value-add opportunity]
- **Amenities:** [Separate utilities, private parking, laundry, etc.]

This property is priced at \$[Price] and offers a projected cap rate of [Percentage]%. Given the low inventory for multi-family units in this area, I expect this to move quickly once it hits the MLS.

As a preferred investor, I wanted to give you the first opportunity to review the financials or schedule a private walkthrough before we begin public marketing.

If you are interested in seeing the profit and loss statement or viewing the property, please call me directly at [Your Phone Number].

Best regards,

[Your Name]

[Your Company/Brokerage]

[Your Email Address]

[Your Website]