

[Date]

Dear [Recipient Name],

I am writing to notify you of a rare investment opportunity that has just hit the market. A highly profitable duplex located at [Property Address] is now available for purchase.

Property Highlights:

- **Unit Configuration:** [e.g., Two 2-bedroom, 1-bath units]
- **Current Monthly Income:** \$[Amount]
- **Cap Rate:** [Percentage]%
- **Key Features:** [e.g., Separate utilities, recent renovations, or off-street parking]

This property is situated in a high-demand rental area with historically low vacancy rates, making it an ideal addition to your real estate portfolio. Whether you are looking for a turnkey rental or a property with value-add potential, this duplex offers strong cash flow from day one.

If you would like to receive the full financial breakdown, additional photos, or schedule a private showing, please contact me directly at [Phone Number] or [Email Address].

Act quickly, as multi-family properties in this price range are currently moving very fast.

Best regards,

[Your Name]

[Your Title/Company]

[License Number, if applicable]