

[Date]

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

**Subject: New Investment Opportunity: Positive Cash Flow Duplex in [Neighborhood Name]**

Dear [Investor Name],

I am writing to notify you of a prime investment opportunity that has just hit the market. We have officially listed a turn-key duplex located at [Property Address] that is specifically positioned for positive monthly cash flow.

**Property Highlights:**

- **Unit Configuration:** [e.g., Two 2-Bedroom/1-Bath units]
- **Current Monthly Income:** \$[Amount]
- **Cap Rate:** [Percentage]%
- **Occupancy:** [Fully occupied / One unit vacant]
- **Recent Upgrades:** [e.g., New roof, updated HVAC, or separate meters]

With rental demand increasing in [City/Area], this property offers an immediate return on investment with long-term appreciation potential. Whether you are looking to expand your current portfolio or start your investment journey, this duplex meets the criteria for a high-performing asset.

Detailed financial pro-formas, rent rolls, and private showing schedules are available upon request.

Please contact me directly at [Phone Number] or [Email Address] if you would like to view the property or receive the full marketing package.

Sincerely,

[Your Name]  
[Your Title/Company]  
[Your Phone Number]  
[Your Website]