

[Your Name]
[Your Company Name]
[Your Phone Number]
[Your Email Address]

[Date]

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

RE: High-Yield, Low-Maintenance Investment Opportunity

Dear [Investor Name],

I am reaching out to provide you with an exclusive first look at a turnkey investment opportunity located at [Property Address].

This townhouse is specifically suited for a "hands-off" portfolio strategy. Because the HOA handles all exterior maintenance, landscaping, and roof repairs, your capital is protected while your management responsibilities remain minimal.

Property Highlights:

- **Location:** High-demand rental corridor near [Major Landmark/Employer].
- **Condition:** Recently updated with durable, tenant-proof finishes.
- **Financials:** Projected monthly rent of \$[Amount] with a cap rate of [Percentage]%.
- **Low Overhead:** Efficient HVAC systems and low property tax rates.

In the current market, finding a property that combines cash flow with such low maintenance requirements is rare. I have a full investment packet ready, including rent rolls, expense breakdowns, and recent comparable sales.

Are you available for a brief 5-minute call this week to discuss the numbers? I can also arrange a private walkthrough at your convenience.

Best regards,

[Your Signature]

[Your Printed Name]
[License Number, if applicable]