[Date]

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

Subject: Exclusive Investment Opportunity in [City, State]

Dear [Recipient Name],

I am reaching out because you currently own property in the [City/Neighborhood] area, and I wanted to alert you to a new investment opportunity that has just hit the market. Since you are an out-of-state investor, I wanted to provide you with the early details on this high-potential asset.

Property Details:

- **Address:** [Property Address]
- **Price:** $[Amount]
- **Property Type:** [e.g., Multi-family / Single-family / Condo]
- **Current Rent/Potential ROI:** [Details]

This property is particularly suited for remote ownership due to [mention reason, e.g., professional management in place, low maintenance requirements, or high demand location].

I specialize in assisting out-of-state clients by providing virtual walkthroughs, detailed neighborhood analysis, and local vendor connections to ensure a seamless acquisition process from a distance.

If you are looking to expand your portfolio in this market, please reply to this letter or call me at [Phone Number]. I can send you the full offering memorandum and financial projections immediately.

Sincerely,

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