

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Email Address]
[Phone Number]

[Date]

[Recipient Name]
[Title]
[Institution/Firm Name]
[Address]

Re: Strategic Acquisition Proposal - [Asset Name/Reference Number]

Dear [Recipient Name],

I am writing to formally express our interest in acquiring the distressed asset located at [Location/Address] or identified as [Asset ID]. Based on our initial analysis of the current market conditions and the asset's existing liabilities, we have developed a targeted acquisition strategy designed to provide immediate liquidity and mitigate further risk for [Institution Name].

Our acquisition strategy is centered on the following key pillars:

- **Valuation Assessment:** We have conducted a preliminary evaluation factoring in current non-performing status, deferred maintenance, and market volatility.
- **Execution Speed:** Our firm maintains a ready-capital position, allowing for an expedited due diligence period of [Number] days and a closing within [Number] days.
- **Risk Mitigation:** We are prepared to acquire the asset "as-is," assuming all existing legal and environmental encumbrances.
- **Repositioning Plan:** Upon acquisition, our strategy involves [mention brief plan, e.g., capital improvements, debt restructuring, or operational turnaround] to stabilize the asset's value.

We believe our proposal represents a mutually beneficial exit strategy that relieves [Institution Name] of a non-core or non-performing asset while ensuring a professional transition. We are prepared to submit a formal Letter of Intent (LOI) upon receipt of the necessary financial disclosures and site access.

Please let us know your availability for a brief call to discuss the specific terms of this strategy and the next steps in the procurement process.

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Title]