

Subject: Partnership Opportunity: High-Volume Investor Referral for [Market Name]

Dear [Recipient Name],

I am reaching out to you because of your strong reputation as an investor-friendly agent in [Recipient's State/Market]. My name is [Your Name] with [Your Brokerage], and I specialize in working with real estate investors here in [Your State].

I am currently working with a sophisticated client, [Investor Name/Entity], who is looking to diversify their portfolio. They are transitioning from the [Your State] market to [Recipient's State] and are specifically looking for opportunities in [Asset Type: e.g., Multi-family, BRRRR, Short-term rentals].

They require an agent who understands:

- Analyzing cap rates, NOI, and cash-on-cash returns.
- Navigating local landlord-tenant laws.
- Identifying off-market or value-add opportunities.
- Coordinating with local property management and contractors.

I would like to formally refer this client to you. I am proposing a standard referral fee of [Percentage]% of the buy-side commission, to be paid at the close of escrow. I have already prepared a referral agreement for your review.

Are you available for a brief 10-minute call on [Day] at [Time] to discuss this client's specific criteria and how we can collaborate on this cross-state transition?

Best regards,

[Your Name]
[Your License Number]
[Your Brokerage]
[Your Phone Number]
[Your Email Address]