

# Proposal Cover Letter

Date:

To:

Attention:

Property:

\_\_\_\_\_ has an interested in purchasing the above referenced property. We have classified this property as an investment/income property and in turn have prepared our proposal based on the income performance of the property, and not based on CMA's (Comparable Market Analysis).

Although we may not know the reason why this property is on the market, or the actual amount of cash the seller needs fulfill any obligations on the mortgage, please do not misinterpret our proposal or the amount offered. Our proposal is based solely on the amount required for our company to produce a positive cash flow and a meaningful return of our investment.

We trust you will review the attached offer to purchase with the seller and/or seller's agent. It is very important that you explain the method to which we have calculated the offer price. If requested, we will provide our offer to purchase worksheet. We can however, be flexible on terms, if the seller is willing to hold a mortgage on the property.

We believe it would benefit all parties if we were given an opportunity to present our offer in person. At which time we can explain our offer and provide a series of creative methods to facilitate the deal.

Please contact our office if you should have any questions or concerns. You may contact me directly at \_\_\_\_\_. We look forward to your reply.

Respectfully Submitted,