Hi Julie,

This is Renee Ren. I saw your profile on BiggerPockets and I’d like to reach out. I’m a real estate investor in Orange County, CA. I’m interested in Phoenix market and could like to purchase an investment property in that market. I’m in the process of doing research to determine the best place for me to start buying buy and hold rentals for cash flow. I’d love to speak with you sometime and see whether you can help me out.

I’m looking to buy a single family house with the price range between $200,000 to $300,000. Ideally not over $250,000 in Phoenix and the surrounding areas like Gilbert, Chandler, Mesa and other areas. I’m looking for class B area. I hope cap rate will be around 7%-8%. A 3 bedrooms 2 baths single family house with square footage around 1,300 to 1,800 will be a good fit for me. I like the area with above average school district and potential tenants are white collars people with above average income. My goal is to buy a property with 20% down payment and a conventional loan for the rest then hold it for a long time. I need to find a property manager to manage it for me.

Please let me know if you would be interested in taking me on as a client. If you have a preferred lender I’d like to get preapproved from your lender. If you have a property manager you recommend, I’d love to reach out and talk to them.

Please let me know when is the best time for you to talk. Look forward to your reply.

Yours sincerely,

Renee Ren