

[Date]

[Exchanger Name]
[Exchanger Address]
[City, State, Zip]

Re: 1031 Exchange Replacement Property Opportunity

Dear [Exchanger Name],

Following the recent sale of your property located at [Relinquished Property Address], we have identified a potential replacement property that aligns with your 1031 Exchange requirements and investment goals.

Property Details:

- **Address:** [Replacement Property Address]
- **Property Type:** [e.g., Multi-family, Retail, Industrial]
- **Purchase Price:** \$[Amount]
- **Estimated Cap Rate:** [Percentage]%
- **Projected Net Operating Income:** \$[Amount]

Investment Highlights:

[Insert brief description of key benefits, such as location, tenant strength, or lease terms].

As you are aware, the IRS 45-day identification period expires on [Identification Deadline Date]. To ensure a seamless transition and tax deferral, I recommend we review the full offering memorandum for this property at your earliest convenience.

Please let me know if you would like to schedule a brief call to discuss this opportunity in further detail or if you would like me to provide additional options.

Sincerely,

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