

[Date]

[Client Name]

[Client Address]

[City, State, Zip]

Re: Strategic Tax Deferral via Delaware Statutory Trust (DST) 1031 Exchange

Dear [Client Name],

I am writing to bring to your attention a specific investment structure that may be beneficial if you are currently considering the sale of investment real estate. As you navigate the complexities of a Section 1031 Exchange, a Delaware Statutory Trust (DST) offers a unique solution for tax deferral and passive ownership.

By reinvesting sale proceeds into a DST, you can potentially achieve the following objectives:

- **Full Tax Deferral:** Comply with IRS requirements to defer capital gains and depreciation recapture taxes.
- **Passive Income:** Transition from active property management to a professionally managed institutional-grade asset.
- **Diversification:** Gain fractional ownership in high-quality commercial properties, such as multi-family housing, industrial facilities, or medical offices.
- **Streamlined Closing:** DST interests are often "pre-packaged," allowing for a rapid closing process to meet strict 45-day identification deadlines.

We currently have access to several DST offerings that may align with your financial goals. These institutional-quality properties are managed by experienced sponsors with proven track records in the real estate sector.

If you have an upcoming property disposition or would like to learn more about how a DST fits into your wealth management strategy, please contact me at [Phone Number] or [Email Address] to schedule a brief consultation.

Sincerely,

[Your Name]

[Your Title]

[Company Name]

Disclaimer: This letter does not constitute an offer to sell or a solicitation of an offer to buy any security. 1031 Exchanges and DST investments involve significant risks and are suitable only for accredited investors. Please consult with your tax and legal advisors.