

[Date]

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

Re: Exclusive Off-Market Opportunity for [Property Address/APN]

Dear [Owner Name],

I am reaching out to you regarding your property at [Property Address]. I represent a qualified 1031 exchange investor who is currently seeking a replacement property to complete a tax-deferred exchange within a strict timeline.

My client is specifically interested in assets like yours and is prepared to offer a premium for an off-market transaction. By selling directly, you can avoid public marketing, minimize tenant disturbance, and save significantly on traditional brokerage commissions.

**Offer Highlights:**

- **Strong Capital:** Investor has [Cash/Pre-approved Financing] ready for immediate deployment.
- **Speed:** Ability to waive contingencies and close within [Number] days to meet exchange deadlines.
- **As-Is Purchase:** No repairs or improvements required prior to sale.
- **Confidentiality:** Complete privacy throughout the entire process.

If you have considered diversifying your portfolio or are interested in seeing what a direct, all-cash offer looks like for your property, I would welcome the opportunity to speak with you briefly.

Please contact me directly at [Phone Number] or [Email Address] to discuss this further. All inquiries will be held in the strictest confidence.

Sincerely,

[Your Name]  
[Your Title/Company]  
[License Number, if applicable]