

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

Subject: Strategic Triple Net (NNN) Opportunities for Your 1031 Exchange

Dear [Recipient Name],

I am writing to you because our records indicate your involvement in the commercial real estate market, and I wanted to present several off-market Triple Net (NNN) lease opportunities specifically curated for investors currently navigating a 1031 Tax-Deferred Exchange.

In the current market, NNN properties offer a secure "mailbox money" investment strategy, providing stable long-term cash flow with zero landlord responsibilities. We currently have access to a selection of premium assets featuring:

- Investment-grade credit tenants (Fortune 500 companies).
- Long-term absolute NRR leases (15-20 years remaining).
- Contractual rent escalations to hedge against inflation.
- Prime locations in high-growth, tax-free states.

Whether you are in your 45-day identification period or planning a future disposition, our team specializes in meeting strict exchange deadlines and securing high-quality replacement properties that preserve your capital.

Are you available for a brief five-minute call this week to discuss your specific acquisition criteria?

I look forward to hearing from you.

Best regards,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]