

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Owner Name]

[Owner Address]

[City, State, Zip Code]

RE: Inquiry Regarding Multifamily Property at [Property Address/APN]

Dear [Owner Name],

I am writing to you because I am currently in the process of completing a 1031 Tax-Deferred Exchange. I have recently sold an asset and am looking to reinvest my capital into a high-quality multifamily property within the next [Number] days.

While researching properties in the [Neighborhood/City] area, your property at [Property Address] stood out to me as an ideal fit for my investment criteria. I am interested in acquiring a well-maintained building of this size and location to add to my long-term portfolio.

Why this may benefit you:

- **Certainty of Closing:** As a 1031 exchange buyer, I am highly motivated to close quickly to meet strict IRS deadlines.
- **Strong Financial Position:** I have liquid funds ready for a significant down payment and am pre-approved for the remaining financing.
- **Direct Transaction:** I am looking to deal directly with owners, which can lead to a more streamlined process and a potential reduction in brokerage fees.

If you have considered selling, or if you would be open to receiving a no-obligation offer, I would welcome the opportunity to speak with you. Please feel free to call me directly at [Your Phone Number] or email me at [Your Email Address].

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]