

[Date]

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

Re: Investment Opportunity for [Property Address/APN]

Dear [Owner Name],

I am writing to you because I represent a qualified buyer who is currently in a 1031 Tax-Deferred Exchange. My client has recently sold a significant asset and is looking to identify a replacement property within the next [Number] days.

Based on our market research, your property at [Property Address] fits their specific acquisition criteria regarding asset class, location, and projected yield. My client is well-capitalized, prepared to move quickly, and is looking for a streamlined transaction to meet their federal exchange deadlines.

If you have considered a disposition of this asset, or if you are interested in receiving a confidential valuation to see how your property compares to current market pricing, I would appreciate the opportunity to speak with you.

Selling to a 1031 exchange buyer often results in a smoother closing process and competitive pricing due to the buyer's strict timing requirements.

Please contact me at [Phone Number] or via email at [Email Address] at your earliest convenience to discuss this further.

Sincerely,

[Your Name]
[Your Title]
[Company Name]