

[Date]

[Recipient Name]
[Recipient Address]
[City, State, Zip Code]

Re: High-Yield Cash Flow Opportunity for 1031 Exchange

Dear [Recipient Name],

I am reaching out to present a high-yield investment opportunity specifically structured for investors currently navigating a 1031 Tax-Deferred Exchange. We understand the strict timing requirements of Section 1031 and have inventory ready for immediate identification.

Our current offering focuses on [Property Type, e.g., Net-Leased Industrial or Multi-Family] assets designed to provide stable, monthly cash flow and long-term capital preservation.

Key Investment Highlights:

- Targeted Annual Cash-on-Cash Return: [X]%
- Lease Term: [Number] years with [Lease Type, e.g., NNN] structure.
- Occupancy: [Percentage]% with creditworthy tenants.
- Location: High-growth corridor in [City/Market].

We provide a streamlined closing process to ensure you meet your 45-day identification and 180-day closing deadlines. Our team handles the due diligence and property management, allowing for a truly passive "mailbox money" investment.

If you have an active exchange or are planning a sale in the near future, please let me know. I would be happy to send over the full offering memorandum and financial projections.

Sincerely,

[Your Name]
[Your Title]
[Your Company Name]
[Your Phone Number]
[Your Email Address]