

[Date]

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

Subject: Strategic 1031 Exchange Opportunity - Tenancy In Common (TIC) Investment

Dear [Recipient Name],

I am writing to bring to your attention a high-quality investment opportunity specifically structured for investors currently involved in or planning a Section 1031 Tax-Deferred Exchange.

We are currently offering fractional ownership interests in [Property Name/Type], located in [Location]. This property is structured as a Tenancy In Common (TIC), allowing individual investors to own an undivided fractional interest in the real estate while meeting the "like-kind" replacement property requirements of the IRS.

Key Highlights of the Opportunity:

- **Property Type:** [e.g., Class A Office, Multi-family, Industrial]
- **Total Offering Size:** \$[Amount]
- **Minimum Investment:** \$[Amount]
- **Projected Cash-on-Cash Return:** [Percentage]%
- **Professional Management:** Fully managed by [Management Company Name], eliminating day-to-day landlord responsibilities.

This TIC structure is ideal for investors looking to diversify their portfolio, transition away from active property management, or complete an exchange within the strict 45-day identification period.

Enclosed/Attached is a brief summary of the property and the offering memorandum. If you have an active exchange or would like to discuss how this interest fits your investment criteria, please contact me directly at [Phone Number] or [Email Address].

Sincerely,

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

Disclaimer: This letter does not constitute an offer to sell or a solicitation of an offer to buy any security. Such offers can only be made through a Confidential Private Placement Memorandum.