[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

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

Subject: Strategic 1031 Exchange Opportunity for Your Property at [Property Address]

Dear [Recipient Name],

I am reaching out to you because our firm specializes in helping investors transition equity from local markets into high-yield, out-of-state opportunities through IRC Section 1031 tax-deferred exchanges.

We have identified several institutional-grade properties in [Target State/Region] that currently offer higher capitalization rates, stronger cash flow, and more favorable landlord laws than the [Local State] market. Many of our clients are currently trading their management-intensive local units for passive, net-leased, or professionally managed assets in growth corridors across the country.

By utilizing an out-of-state 1031 exchange, you may be able to:

- Decline your tax liability while diversifying your portfolio geographically.
- Increase your monthly net operating income.
- Transition into "hands-off" investments with fewer management headaches.
- Access markets with higher appreciation potential.

We have a pre-vetted pipeline of replacement properties ready for immediate acquisition to meet the strict 45-day identification requirement. If you have ever considered diversifying your holdings out of [Local State], I would welcome the opportunity to provide a complimentary market analysis of your current property and show you what your equity could purchase elsewhere.

Are you available for a brief 10-minute phone call on [Day of Week] at [Time] to discuss these options?

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Title/License Number]