

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

Re: Exclusive 1031 Exchange Opportunity for [Property Address/Type]

Dear [Recipient Name],

I am reaching out to present an exclusive investment opportunity specifically curated for investors seeking a 1031 Tax-Deferred Exchange.

We have recently identified a high-performing asset located at [Property Address] that aligns perfectly with the requirements for a like-kind exchange. This property offers the potential for immediate cash flow, long-term appreciation, and the significant tax advantages inherent in a 1031 structure.

Property Highlights:

- **Asset Type:** [e.g., NNN Retail, Multi-family, Industrial]
- **Purchase Price:** \$[Amount]
- **Cap Rate:** [Percentage]%
- **Key Features:** [Feature 1], [Feature 2], and [Feature 3]

Given the strict timelines associated with 45-day identification and 180-day closing periods, our team is prepared to expedite the due diligence process to ensure a seamless transition for your capital.

If you currently have a property under contract for sale or have recently closed a disposition, please let us know. We would appreciate the opportunity to provide a full offering memorandum and schedule a brief call to discuss how this asset fits your portfolio goals.

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Title]

[Your Company Name]

[Your Phone Number]

[Your Email Address]