

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

[Date]

[Property Owner Name]
[Property Owner Address]

Re: [Property Address]

Dear [Property Owner Name],

I noticed that your listing for the multi-family property at [Property Address] recently expired. When a property doesn't sell, it is often due to a gap between market positioning and the specific needs of current multi-family investors.

As a specialist in income-producing properties, I understand the complexities of cap rates, net operating income, and tenant management. I have a database of active investors looking for opportunities exactly like yours.

I would like to offer you a "No-Strings-Attached" evaluation of why the property didn't sell and provide a fresh marketing strategy to get it closed. Whether you are still interested in selling or just want to understand the current market value, I am here to help.

Are you available for a brief 10-minute phone call this week to discuss your options?

Sincerely,

[Your Signature]

[Your Printed Name]
[Your License Number]