[Date]

[Owner Name]
[Owner Mailing Address]
[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

I am writing to you because you own the property listed above, and I noticed that you are currently an out-of-state owner. I wanted to personally reach out and let you know that I have just listed a similar investment opportunity in the [Neighborhood/Area Name] area that I believe fits your portfolio profile.

As an out-of-state investor, you know how important it is to have local market insights. The current market in [City] is seeing [mention a quick trend, e.g., high rental demand/strong appreciation], and many investors are looking to capitalize on current inventory levels.

The property I just listed features:

- [Feature 1: e.g., High-yield rental potential]
- [Feature 2: e.g., Recent renovations]
- [Feature 3: e.g., Low vacancy area]

Whether you are looking to expand your holdings in our area or are considering a 1031 exchange to shift your equity, I would love to provide you with the details on this listing and a current valuation of your existing property at [Property Address].

Are you available for a brief 5-minute phone call this week to discuss the local market data?

Best regards,

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