

[Date]

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

Re: Record Breaking Sale at [Property Address or Neighborhood]

Dear [Owner Name],

I am writing to share exciting news regarding the local multi-family real estate market. I recently represented the sale of [Sold Property Address], which closed at a record-breaking price of \$[Sale Price].

This transaction represents the highest price per unit ever recorded in the [Neighborhood Name] area. Despite shifting market conditions, there is still significant demand from qualified investors looking for well-maintained assets like yours.

Due to this recent sale, I am currently working with several 1031-exchange buyers who are aggressively looking for their next acquisition. They are specifically interested in properties with [Number of Units] units in this immediate vicinity.

If you have considered selling, or if you are simply curious about the new market value of your property following this record sale, I would be happy to provide you with a complimentary equity analysis.

Please feel free to call me directly at [Your Phone Number] or email me at [Your Email Address]. All inquiries will be kept strictly confidential.

Best regards,

[Your Name]
[Your Title]
[Company Name]
[License Number]