

[Date]

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

Dear [Recipient Name],

I am writing to formally announce the successful sale of the penthouse located at **[Property Address]**. This premium asset was a key highlight of our current luxury portfolio and has officially closed at a sale price of **[\$Sale Price]**.

The transaction achieved a price per square foot of **[\$Amount]**, reflecting the continued strength and demand for high-end vertical interest in the **[Neighborhood/City]** market. Due to strategic marketing and our network of high-net-worth investors, we secured a buyer within **[Number]** days of listing.

As an active investor in this asset class, you may find the following data points from this sale relevant to your own portfolio valuation:

- **Closing Cap Rate:** [Percentage]%
- **Days on Market:** [Number]
- **Inventory Level:** [Low/Stable/Increasing]

We are currently tracking several off-market penthouse opportunities and luxury residential blocks that align with similar investment profiles. If you are considering a 1031 exchange or are looking to rebalance your real estate holdings this quarter, I would welcome the opportunity to discuss our latest market analysis with you.

Please feel free to contact me directly at [Phone Number] or [Email Address] for a confidential consultation.

Best regards,

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