

[Date]

[Business Owner Name]

[Business Name]

[Property Address]

[City, State, Zip Code]

RE: Strategic Real Estate Exit Options for [Business Name]

Dear [Business Owner Name],

I am writing to you as a specialist in corporate real estate transitions. My records indicate that you currently own the property located at [Property Address]. As market conditions shift, many business owners are currently evaluating how to best transition their physical assets to fund retirement, facilitate a business sale, or diversify their portfolios.

I provide tailored exit strategy services designed to help business owners maximize the value of their real estate. My services include:

- **Sale-Leaseback Arrangements:** Sell your property to unlock 100% of your equity while maintaining full operational control of your business under a long-term lease.
- **Portfolio Liquidation:** Dispositions designed to minimize tax liability and maximize net proceeds.
- **Succession Planning:** Strategic positioning of your real estate assets to streamline the future sale of your business operations.
- **1031 Exchange Coordination:** Transitioning from management-intensive commercial space into passive, high-yield investment vehicles.

I would like to offer you a confidential, no-obligation Valuation and Exit Strategy Analysis for your property. This report will provide you with a clear picture of your property's current market value and the most tax-efficient ways to exit the asset when the time is right.

Are you available for a brief 10-minute introductory call on [Day] or [Day] at [Time]?

I look forward to the possibility of working with you.

Sincerely,

[Your Name]

[Your Title]

[Your Company]

[Phone Number]

[Email Address]

[Website]