

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Property Owner Name]

[Business Name]

[Property Address]

[City, State, Zip Code]

Dear [Property Owner Name],

Subject: Consultation Regarding Your Commercial Property at [Property Address]

I am writing to you because I understand that after years of successful operation, you may be considering retirement or transitioning away from the daily management of [Business Name]. Congratulations on reaching this significant milestone.

As you plan your next chapter, the commercial property you own represents a vital component of your retirement strategy. Whether you intend to sell the asset to fund your retirement, transition to a "hands-off" lease agreement, or explore a tax-deferred 1031 exchange, the decisions you make now will impact your long-term financial security.

I would like to offer a confidential consultation to discuss the current market value of your property and the various exit strategies available to you, including:

- Current market valuation and cap rate analysis.
- Sale-leaseback opportunities to extract equity while maintaining business operations.
- Strategies for minimizing capital gains tax liabilities.
- Transitioning from active property management to passive income investments.

I am available for a brief introductory call or a meeting at your convenience. This consultation is strictly confidential and carries no obligation.

Please feel free to contact me directly at [Your Phone Number] or via email at [Your Email Address] to schedule a time to talk.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title/Company]