

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Property Owner Name]

[Property Address]

[City, State, Zip Code]

Re: Strategic Exit Strategy for [Property Address]

Dear [Owner Last Name],

I am writing to you because of your longstanding presence at [Property Address]. As you begin to evaluate your plans for retirement and the future of your business, I would like to propose a Sale-Leaseback arrangement that could significantly benefit your transition.

A Sale-Leaseback allows you to sell your real estate to an investor while simultaneously signing a lease to continue operating your business in the same location. This strategy offers several advantages for owners entering retirement:

- **Immediate Liquidity:** Convert your real estate equity into cash to fund your retirement or diversify your portfolio.
- **Operational Continuity:** Maintain full control of your business operations without the burden of property management.
- **Maximum Value:** Capitalize on current market values while retaining your established location.
- **Simplified Exit:** Separate your business value from your real estate value, making a future business sale easier to execute.

I am interested in discussing how we can structure a deal that aligns with your specific timeline and financial goals. Whether you plan to retire in one year or five, we can create a flexible lease agreement that provides you with peace of mind.

If you are open to a brief, confidential conversation regarding the market value of your property and how a leaseback might fit your retirement strategy, please contact me at [Phone Number] or [Email Address].

Thank you for your time and for your contributions to our local business community.

Sincerely,

[Your Signature]

[Your Printed Name]  
[Your Title/Company]