

[Date]

[Property Owner Name]

[Mailing Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Property Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I am a local investor looking for homes in your area, and I can offer you a guaranteed, hassle-free cash sale.

If you have been thinking about selling, working with me means:

- **No Repairs:** I buy houses in "as-is" condition. You don't need to clean or fix a thing.
- **No Commissions:** There are no real estate agent fees or hidden costs.
- **No Showings:** You won't have to deal with open houses or dozens of strangers walking through your home.
- **Quick Closing:** We can close on the date of your choice, as early as [Number] days.

There is no obligation and no pressure. I would simply like to make you a fair offer so you can see if it makes sense for your situation.

Please call or text me directly at **[Your Phone Number]** or email me at **[Your Email Address]** if you are interested in receiving an offer.

Thank you for your time, and I look forward to hearing from you.

Best regards,

[Your Name]

[Your Company Name]

[Your Website]