

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Cash Offer for Property at [Property Address]

Dear [Owner Name],

I am writing to express my interest in purchasing your multi-family property located at [Property Address]. I have been following the market in [Neighborhood/City] and am looking to add a property of this size to my portfolio.

I am prepared to make an **all-cash offer** for the property in its current "as-is" condition. This means:

- No bank financing or appraisal contingencies.
- No requests for repairs or improvements.
- I will cover all standard closing costs.
- A flexible closing date that works with your schedule (as quick as [Number] days).

By selling directly to me, you can avoid the hassle of public showings, expensive agent commissions, and the uncertainty of traditional buyers whose financing might fall through.

If you have any interest in a fast, private, and hassle-free sale, please contact me at your earliest convenience. I would love to discuss a price that works for both of us.

Phone: [Your Phone Number]

Email: [Your Email Address]

Thank you for your time and consideration.

Sincerely,

[Your Name]

[Your Company Name, if applicable]