

[Your Name/Company Name]
[Your Phone Number]
[Your Email Address]
[Date]

[Property Owner Name]
[Property Owner Mailing Address]
[City, State, Zip]

RE: Property at [Rental Property Address]

Dear [Property Owner Name],

Owning rental property is a great investment, but dealing with difficult tenants can turn a dream into a nightmare. Whether you are currently facing late payments, property damage, or the stress of a potential eviction, I would like to offer you a way out.

I am a local real estate investor, and I specialize in purchasing properties with "problem tenants" in place. You do not need to worry about cleaning, making repairs, or even removing the tenants yourself. I buy properties in "as-is" condition and handle all the legal and logistical headaches so you don't have to.

If you are ready to stop managing the stress and start collecting your equity instead, I would like to make you a fair, all-cash offer for your property.

There is no obligation and no pressure. Please call or text me at [Your Phone Number] if you would like to discuss how I can help you move on from this property.

Sincerely,

[Your Signature]
[Your Printed Name]