

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your multi-family property at [Property Address].

I am a local investor looking for additional units in the area. My goal is to provide a hassle-free transaction for owners who want to sell without the typical stress of the open market. If you have considered selling, I can offer the following:

- **As-Is Purchase:** No need to make repairs, paint, or clean.
- **Tenant-Friendly:** I can purchase the building with existing tenants in place; no need for evictions.
- **No Commissions:** Since this is a direct sale, you save on Realtor fees and closing costs.
- **Flexible Closing:** We can close on your timeline, whether that is in two weeks or two months.

There is no obligation and no pressure. If you are curious about what a direct offer would look like for your building, please give me a call or send a text to [Your Phone Number].

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

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]