

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address or Parcel Number] in [Subdivision Name]

Dear [Owner Name],

My name is [Your Name] and I am a private real estate investor looking to purchase a property specifically within the [**Subdivision Name**] neighborhood.

I am writing to you because your property caught my attention. If you have any interest in selling, I would like to make you a fair, all-cash offer for your home.

Why sell to me?

- **Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Condition:** You do not need to make any repairs, clean, or paint.
- **No Commissions:** Since I am buying directly from you, there are no Realtor fees.
- **Flexible Closing:** We can close on whichever date works best for your schedule.

There is no obligation and no pressure. I am simply a buyer looking for an opportunity in your specific subdivision.

If you are interested in receiving a cash offer, please call or text me at [**Your Phone Number**] or email me at [**Your Email Address**].

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]

[Your Phone Number]