

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

RE: Property at [Property Address]

Dear [Owner Name],

I am writing to you regarding the property listed above. Based on public records, I understand that this property is currently vacant and may be involved in the foreclosure process.

I specialize in purchasing "distressed" properties directly from owners. I am interested in making a cash offer to buy the property in its current "as-is" condition. You would not need to make any repairs, clean out the house, or pay any Realtor commissions.

Selling now may help you:

- Avoid the final foreclosure judgment on your credit report.
- Walk away from the property and its maintenance burdens.
- Potentially receive cash at closing depending on your equity.
- Resolve any outstanding property tax or code enforcement issues.

If you are interested in a fast, no-obligation cash offer, please contact me at your earliest convenience.

Phone: [Your Phone Number]

Email: [Your Email Address]

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name, if applicable]