

[Current Date]

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

RE: Property at [Property Address]

Dear [Owner Name],

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

I noticed the property is currently vacant, and I would like to make you a direct, as-is cash offer to buy it. I am a private investor looking for houses in your area that may need some repairs or a quick sale.

Benefits of selling to me:

- **All-Cash Offer:** No waiting for bank financing.
- **As-Is Condition:** You don't need to clean, repair, or renovate anything.
- **No Fees:** No realtor commissions or hidden closing costs.
- **Quick Closing:** We can close on the date of your choice, often in as little as 7-14 days.

If you have any interest in selling or would simply like to know what your property is worth in its current condition, please call or text me at **[Your Phone Number]**.

You can also 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]