

[Date]

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

RE: Cash Offer for [Property Address]

Dear [Owner Last Name],

I am writing to express my interest in purchasing your property located at [Property Address] in its current, "as-is" condition.

I am a private buyer looking to purchase real estate directly from homeowners. Because I am paying in cash, I can offer you a simplified sale process without the typical stress of listing a home. If you are looking for a quick exit, I can provide the following:

- **All-Cash Offer:** No waiting for bank financing or mortgage approvals.
- **As-Is Purchase:** You do not need to clean, paint, or make any repairs. I will take the property exactly as it stands today.
- **No Fees:** No real estate agent commissions or hidden closing costs.
- **Quick Closing:** We can close on the date of your choice, as early as [Number] days.

My current cash offer for your property is: **\${Offer Amount}**

This offer is firm and straightforward. There is no obligation to accept, but if you are interested in moving forward or have any questions, please contact me directly at your earliest convenience.

Phone: [Your Phone Number]
Email: [Your Email Address]

Thank you for your time and consideration.

Sincerely,

[Your Name]
[Your Company Name, if applicable]