

[Date]

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

RE: Cash Offer for [Property Address]

Dear [Property Owner Name],

I am writing to express my interest in purchasing your property located at [Property Address]. I am a private investor looking to buy real estate in your area, and I would like to make you a firm cash offer.

Benefits of this offer:

- **No Repairs Needed:** I will buy the property in its current "as-is" condition. You do not need to paint, clean, or make any repairs.
- **Cash Payment:** This is a cash offer, meaning there is no waiting for bank financing or appraisals.
- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees or commissions to pay.
- **Flexible Closing:** We can close on the date of your choice, whether you need to move quickly or need extra time.

My proposed purchase price is: **[\$Amount]**

If you are interested in selling without the stress of listings, showings, and repairs, please contact me 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]