

[Date]

[Landlord Name]

[Landlord Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Landlord Name],

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

I understand that managing rental properties can be stressful and time-consuming. Whether you are dealing with difficult tenants, constant maintenance issues, or simply ready to retire from being a landlord, I can offer you a simple and fast exit strategy.

**Benefits of my offer:**

- **As-Is Purchase:** You do not need to make any repairs, clean, or paint. I buy properties in their current condition.
- **All-Cash Offer:** There is no waiting for bank financing or appraisals.
- **No Fees:** You will not pay any realtor commissions or hidden closing costs.
- **Close on Your Timeline:** We can close in as little as [Number] days, or whenever is most convenient for you.
- **Tenant Situations:** I can purchase the property even if it is currently occupied by tenants.

If you have ever considered selling to simplify your life and liquidate your investment, I would love to make you a fair, no-obligation cash offer.

Please call or text me at **[Your Phone Number]**, or email me at **[Your Email Address]** to discuss this further.

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]