

[Date]

[Recipient Name]

[Recipient Mailing Address]

[City, State, Zip Code]

Re: Property located at [Property Address]

Dear [Recipient Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I noticed the property appears to be vacant, and I would like to make you a fair, all-cash offer to buy it exactly as it is.

If you are looking to sell quickly without the stress of traditional real estate listings, I can offer the following benefits:

- **Cash Payment:** No waiting for bank financing or appraisals.
- **As-Is Purchase:** You do not need to clean, repair, or remove any unwanted items.
- **No Commissions:** Since I am a private buyer, you pay no realtor fees.
- **Fast Closing:** We can close on your timeline, often in as little as 7-14 days.
- **Simple Process:** I handle the paperwork and pay for standard closing costs.

Whether the property needs major repairs, has back taxes, or you simply want to move on from the responsibility of owning it, I am ready to help.

Please call or text me at **[Your Phone Number]** or email me at **[Your Email Address]** if you would like to receive a no-obligation offer.

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]

[Your Website, if applicable]