

[Your Name/Company Name]  
[Your Phone Number]  
[Your Email Address]

[Date]

[Property Owner's Name]  
[Property Owner's Mailing Address]  
[City, State, Zip Code]

RE: Property located at [Property Address]

Dear [Property Owner's Name],

I am writing to you because I am interested in purchasing the property listed above. According to public records, there may be outstanding property taxes associated with this address. I would like to offer you a way to resolve this situation quickly and easily.

I am a private real estate investor looking to buy properties in your area. I can offer you the following benefits:

- **Cash Payment:** I pay in cash, which means a faster closing process.
- **As-Is Condition:** You do not need to make any repairs, clean out the house, or fix any code violations. I buy "as-is."
- **Zero Commissions:** Since I am a direct buyer and not a realtor, you will not have to pay any agent commissions.
- **Tax Resolution:** I can handle the delinquent taxes as part of the purchase, allowing you to walk away with cash in hand instead of facing a tax sale or foreclosure.

I understand that dealing with back taxes can be stressful. My goal is to create a win-win situation where you can sell the property without any further headaches.

If you have any interest in a no-obligation cash offer, please call or text me at [Your Phone Number]. I would love to chat for five minutes to see how I can help.

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

Best regards,

[Your Signature]  
[Your Printed Name]