

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

RE: Property at [Property Address]

Dear [Owner Name],

My name is [Your Name] and I am a local real estate investor interested in purchasing your property located at [Property Address]. I am writing to you directly because I am looking for a house in your neighborhood to buy in "as-is" condition.

I understand that selling a home through traditional methods can be stressful, especially if the property needs repairs. I would like to offer you a simple, hassle-free alternative:

- **All-Cash Offer:** No waiting for bank loan approvals.
- **As-Is Condition:** You do not need to clean, paint, or make any repairs.
- **No Commissions:** Since I am buying directly from you, there are no realtor fees.
- **Quick Closing:** We can close on the date of your choice, often in as little as 7-14 days.
- **No Closing Costs:** I will cover all standard closing costs associated with the sale.

If you have any interest in receiving a fair, no-obligation cash offer for your property, please contact me at your earliest convenience.

Phone: [Your Phone Number]

Email: [Your Email Address]

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]