

[Date]

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

Re: Offer to purchase [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I am a private buyer looking to acquire homes in your area regardless of their current condition.

I understand that selling a property can be a stressful process, especially if the home requires significant repairs or if you are facing a difficult timeline. I would like to offer you a simple, "as-is" cash purchase with the following benefits:

- **No Commissions:** You will not pay any real estate agent fees.
- **No Repairs:** I buy properties in their current condition. You don't need to clean or fix anything.
- **All Cash:** I do not need bank financing, which ensures a guaranteed closing.
- **Quick Closing:** We can close on the date of your choice, as early as [Number] days.
- **No Closing Costs:** I will cover all standard closing costs associated with the sale.

My goal is to provide you with a fair, no-obligation offer that allows you to walk away with cash in hand and peace of mind. You won't have to deal with open houses, inspections, or waiting months for a buyer.

If you are interested in receiving a cash offer, please call or text me directly at [**Your Phone Number**] or email me at [**Your Email Address**].

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

Sincerely,

[Your Name]
[Your Company Name, if applicable]