

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

[Date]

[Property Owner Name]  
[Owner Mailing Address]

Re: Offer to Purchase Property at [Property Address]

Dear [Property Owner Name],

I am writing to express my interest in purchasing your property located at [Property Address]. I noticed the property appears to be vacant, and I would like to offer you a simple, "As-Is" cash purchase.

By selling to me, you can expect the following:

- **No Repairs Needed:** I will buy the house exactly as it stands today. You do not need to clean, paint, or fix anything.
- **No Commissions:** Since I am a private buyer, you will not have to pay any real estate agent fees.
- **Fast Closing:** We can close on your timeline, whether you need to sell in two weeks or two months.
- **No Hidden Costs:** I will handle the standard closing costs.

If you have been thinking about selling or simply want to stop paying taxes and maintenance on a vacant property, please contact me at your earliest convenience.

I can provide you with a fair, no-obligation offer over the phone or after a brief walkthrough.

Please call or text me at: [Your Phone Number]

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]