

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in buying your property located at [Property Address].

I noticed that you do not reside at this address, and I wanted to reach out to see if you would be interested in a direct cash offer. I am a private investor looking for properties in [City/Neighborhood] to add to my portfolio.

If you choose to sell to me:

- I pay all-cash (no bank financing delays).
- I buy the property "as-is" (no repairs or cleaning needed).
- I pay for all closing costs.
- There are no real estate commissions or hidden fees.
- We can close on the date of your choice.

If you have any interest in selling or would just like to know what I could offer you, please call or text me 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]

[Your Phone Number]