

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

Property Address: [Property Address]

Dear [Homeowner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I noticed that the house currently appears to be vacant, and I wanted to reach out to see if you would be interested in selling it.

I am a private real estate investor, and I am looking to buy a house in your neighborhood. If you are looking for a quick and easy sale, here is what I can offer:

- **Cash Payment:** I pay in cash, so there is no waiting for bank approvals.
- **As-Is Condition:** You do not need to make any repairs, clean up, or remove unwanted items.
- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees or commissions.
- **Fast Closing:** We can close on the date of your choice, often in as little as 7 to 14 days.

There is no obligation to sell by speaking with me. If you have any interest in receiving a fair, all-cash offer for your property, please give me a call or send me a text at [Your Phone Number].

I look forward to hearing from you.

Best regards,

[Your Name]