

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

[Date]

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

Re: Portfolio of properties in [City/County Name]

Dear [Owner Name],

I am reaching out because I noticed you own several investment properties in the [City/County] area while residing out of state. Specifically, I am interested in your holdings at [Property Address 1], [Property Address 2], and others in your local portfolio.

Managing rental properties from a distance can often be challenging, especially with rising maintenance costs and changing local regulations. I am a private investor looking to expand my portfolio in this area, and I am interested in purchasing your entire portfolio-or a portion of it-in its current "as-is" condition.

By working with me directly, you can benefit from:

- A single transaction to liquidate multiple assets.
- No need for repairs or cleaning.
- No real estate commissions or hidden fees.
- A fast closing on your timeline.

If you have considered simplifying your investments or exiting the [City] market, I would welcome the opportunity to make you a fair offer.

Please call or text me at [Your Phone Number] if you would like to discuss this further. I look forward to hearing from you.

Best regards,

[Your Name]
[Your Company Name]