

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

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

I understand that managing a rental property from out of state can be a major headache. Dealing with unreliable tenants, constant maintenance requests, and property managers can be exhausting when you aren't nearby to oversee things personally.

If you are tired of the stress and are considering selling, I would like to make you a fair, all-cash offer for the property.

When you sell to me:

- **No Repairs:** I buy in "as-is" condition. You don't need to clean or fix anything.
- **No Commissions:** Since I am a private buyer, you won't pay any Realtor fees.
- **No Hassle:** I can handle the paperwork and close on the date of your choice.
- **Easy Exit:** Even if there are difficult tenants currently in the unit, I can still buy it.

There is no obligation to accept an offer. If you would like to see what I can pay for the property, 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.

Best regards,

[Your Name]

[Your Company Name, if applicable]