

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

Subject: Hassle-free liquidation of your property at [Property Address]

Dear [Property Owner Name],

I am writing to you because public records indicate that you own the property located at [Property Address], but your primary residence is out of state.

Managing a property from a distance can be a significant burden, involving travel costs, unreliable contractors, and the stress of dealing with local regulations. If you have been considering selling the property to simplify your finances and eliminate these headaches, I would like to make you a cash offer.

I specialize in helping out-of-state owners liquidate their assets quickly and easily. When you work with me:

- **No Repairs Needed:** I buy properties in "as-is" condition. You don't need to clean or fix a thing.
- **No Commissions:** Since I am a direct buyer, you won't pay any Realtor fees or hidden costs.
- **Remote Closing:** We can handle all paperwork electronically or via mobile notary, so you never have to travel here.
- **Fast Cash:** I can close on your timeline, often in as little as [Number] days.

If you are interested in a no-obligation cash offer, please call or text me at [Your Phone Number] or reply to this letter via email.

I look forward to hearing from you and helping you move on to your next chapter.

Sincerely,

[Your Name]