

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

[Date]

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

RE: Property located at [Property Address]

Dear [Property Owner Name],

I am writing to you because I am an investor looking to purchase a property in the [Property City/Neighborhood] area. In my research, I noticed that you own the property listed above but reside out of state.

I am currently looking to expand my portfolio and I am particularly interested in homes that may be ready for a transition. I am a serious buyer and I am prepared to offer a simple, cash transaction with no repairs required on your part.

I understand that managing a property from a distance can be a challenge, especially if you are considering retirement or simply looking to simplify your finances. If you have any interest in selling this property, I would appreciate the opportunity to make you a fair offer.

Selling to me means:

- No real estate commissions or hidden fees.
- No need to travel for inspections or repairs.
- A quick closing process on your timeline.

If you are interested, please call or text me at [Your Phone Number], or email me at [Your Email]. There is no obligation, and our conversation will be kept confidential.

Thank you for your time and I look forward to hearing from you.

Sincerely,

[Your Name]