

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

[Date]

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

Re: Property at [Property Address]

Dear [Owner Name],

I am reaching out because I am interested in purchasing your property located at [Property Address].

I am a private real estate investor looking to buy properties in your area. I am not a real estate agent, so you will not have to pay any commissions or fees. I buy houses in "as-is" condition, meaning you do not need to make any repairs or clean out the property.

**Benefits of selling to me:**

- **All-Cash Offer:** No waiting for bank financing.
- **Quick Closing:** I can close in as little as [Number] days, or on your timeline.
- **No Costs:** I pay all standard closing costs.
- **No Hassle:** No open houses, no inspections, and no stress.

If you have any interest in receiving a fair, no-obligation cash offer for this property, please give me a call or text at [Your Phone Number].

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

Best regards,

[Your Name]