

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

[Date]

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

Subject: Inquiry Regarding Your Properties in [County/State Name]

Dear [Owner Name],

I am reaching out to you because our records indicate that you currently own multiple properties in the [County/City] area, while residing out of state. Specifically, I am referring to the properties located at:

- [Address 1]
- [Address 2]
- [Address 3/Etc.]

I am a private real estate investor interested in expanding my portfolio in this region. Managing multiple rental properties from a distance can often be challenging, especially when dealing with maintenance, tenants, or changing market conditions.

If you have considered liquidating your portfolio or simply selling a few of your holdings to simplify your investments, I would like to make you a fair, all-cash offer for these properties.

Benefits of working with me include:

- Purchasing properties in "as-is" condition (no repairs needed).
- No realtor commissions or hidden fees.
- A fast closing process on a timeline that works for you.
- A single transaction for multiple assets to save you time.

If you are interested in a no-obligation offer, please call or text me at [Your Phone Number] or email me at [Your Email].

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

Sincerely,

[Your Name]