

[Your Name/Company Name]  
[Your Return Address]  
[City, State, Zip Code]  
[Your Phone Number]  
[Your Email]

[Date]

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

RE: Property located at [Property Address/Legal Description] (APN: [Parcel Number])

Dear [Owner Name],

I am writing to you because public records indicate that you are the owner of the property listed above, and that you currently reside outside of the immediate area. Owning property from a distance often comes with unique challenges, particularly the ongoing burden of property taxes, maintenance, and administrative oversight.

I specialize in helping out-of-area owners liquidate their holdings quickly to eliminate the recurring costs of ownership. If you are tired of paying tax bills for a property you do not use, or if you simply wish to convert this asset into immediate cash, I would like to make you an offer.

**Benefits of my offer:**

- I pay all back taxes (if any).
- I cover all closing costs and recording fees.
- I buy the property "as-is"-no cleanup or repairs needed.
- Quick closing so you can stop the tax cycle immediately.

If you have any interest in selling this property and relieving yourself of the annual tax burden, please contact me at your earliest convenience. You can call me at [Your Phone Number] or email me at [Your Email].

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]