

[Date]

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

RE: Offer to purchase [Property Address]

Dear [Owner Name],

My name is [Your Name] and I am a private real estate investor. I am writing to express my direct interest in purchasing your property located at [Property Address].

Because I am a remote investor, I am prepared to offer a streamlined, hassle-free transaction with the following terms:

- **All-Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Condition:** You do not need to make any repairs, clean out the property, or remove unwanted items.
- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees or commissions.
- **Remote Closing:** We can handle all paperwork electronically or via a mobile notary at your convenience.
- **Flexible Timeline:** We can close on whichever date works best for your schedule.

I am looking for a simple, win-win transaction. If you have considered selling or simply want to know what a cash offer would look like, please contact me at your earliest convenience.

You can reach me via phone/text at [**Your Phone Number**] or via email at [**Your Email Address**].

Thank you for your time and consideration.

Sincerely,

[Your Name]
[Your Company Name, if applicable]
[Your Website, if applicable]