

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

[Date]

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

RE: Offer to purchase property at [Property Address / APN Number]

Dear [Property Owner Name],

I am writing to you because public records indicate that you own the property located at [Property Address] in [City, State], but your primary residence is out of state. Often, managing a vacant property from a distance can be a burden involving taxes, maintenance, and security concerns.

I am a private real estate investor interested in purchasing property in that specific area. I would like to make you a fair, all-cash offer to liquidate this asset.

By selling to me:

- You pay zero real estate commissions or hidden fees.
- I buy the property "as-is"-you do not need to clean or make any repairs.
- We can close quickly, putting cash in your pocket in as little as [Number] days.
- I handle all the paperwork and coordinate with a local title company.

If you have any interest in selling this property and simplifying your portfolio, 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]