

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

[Date]

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

Re: Property located at [Property Address, City, State]

Dear [Property Owner Name],

I am writing to you because public records indicate that you own the property listed above, but your primary residence is located out of state. Managing a property from a distance can often be a burden, especially when it comes to maintenance, tenants, and taxes.

I am interested in purchasing your property directly. Because you have significant equity in this home, I can offer you a **full equity cash-out liquidation**. This allows you to convert your out-of-state asset into immediate cash without the typical hassles of selling a home.

When you work with me:

- I buy in "as-is" condition (No repairs or cleaning needed).
- I pay all closing costs.
- There are no Realtor commissions or hidden fees.
- We can close on the date of your choice.

If you have considered simplifying your portfolio or would like to know what a cash offer for your property looks like, please give me a call or send me a text at **[Your Phone Number]**.

I can provide you with a fair, no-obligation offer within 24 hours.

Sincerely,

[Your Name]
[Your Company Name]