

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

[Date]

[Property Owner Name]  
[Property Owner Address]

Re: Property at [Property Address]

Dear [Property Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address].

Owning rental or investment property can often lead to more headaches than profit. Between rising repair costs, emergency maintenance calls, and the constant effort of managing tenants, the "passive income" can quickly turn into a full-time burden.

I would like to offer you a way to walk away with more cash and zero maintenance stress. I buy properties in "as-is" condition, which means:

- No repairs or cleaning required on your part.
- No waiting for contractor bids or maintenance crews.
- No commissions or hidden closing fees.
- A fast, all-cash closing on your timeline.

If you are tired of the upkeep and would prefer to trade your maintenance receipts for a lump sum of cash, please give me a call or send me a text at [Your Phone Number].

There is no obligation, and our conversation will remain completely confidential.

Best regards,

[Your Signature]

[Your Printed Name]