

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

[Date]

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

RE: CASH OFFER FOR [Property Address]

Dear [Owner Name],

I am writing to express my strong interest in purchasing your property located at [Property Address]. I am a private investor looking to purchase homes in your area for cash.

Because I am paying cash, I can offer you a very simple and fast closing process. Here are the benefits of my offer:

- **Cash Payment:** No waiting for bank financing or appraisals.
- **As-Is Condition:** You do not need to make any repairs, clean, or renovate.
- **Quick Closing:** We can close in as little as [Number] days, or on the date of your choice.
- **No Commissions:** Since I am a direct buyer, you will not have to pay any real estate agent fees.

My net cash offer for your property is: **\$[Offer Amount]**

If this offer is acceptable to you, or if you would like to discuss a different price or timeline, please contact me directly at [Your Phone Number].

This offer remains valid until [Expiration Date]. I look forward to hearing from you.

Sincerely,

[Your Signature]
[Your Printed Name]