

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

[Property Owner Name]
[Property Owner Mailing Address]

Re: Property at [Property Address]

Dear [Property Owner Name],

I am a local real estate investor interested in purchasing your property located at [Property Address]. I have been looking for a house in your neighborhood to renovate and add to my portfolio.

I would like to make you a fair, all-cash offer for your home. If you are interested in selling, working with me offers several benefits:

- **No Commissions:** You won't pay any Realtor fees or closing costs.
- **As-Is Sale:** I buy houses in their current condition. You don't need to make any repairs or clean the property.
- **Quick Closing:** We can close on your timeline, often in as little as 7-14 days.
- **No Inspections or Appraisals:** This is a cash purchase, so there are no bank delays.

If you have any interest in receiving a no-obligation cash offer, please give me a call or send me a text at **[Your Phone Number]**. Even if you aren't ready to sell right now, I would love to chat about your future plans for the property.

Thank you for your time, and I look forward to hearing from you.

Sincerely,

[Your Signature]
[Your Printed Name]