

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

RE: Offer to Purchase Property at [Property Address or APN Number]

Dear [Property Owner Name],

I am writing to express my interest in purchasing your vacant property located at [Property Address/Description]. I have researched the area and am prepared to make you a direct, all-cash offer to buy the land in its current "as-is" condition.

Because I am buying this property sight unseen and without the need for traditional bank financing, I can offer you a simplified closing process.

My Offer Terms:

- **Purchase Price:** \$[Amount]
- **Closing Date:** Within [Number] days of an executed agreement.
- **Costs:** I will pay for all standard closing costs and back taxes (if applicable).
- **Condition:** No cleaning, clearing, or repairs required by you.

I am not a real estate agent looking for a listing; I am a private buyer looking to expand my holdings. By selling directly to me, you can avoid paying realtor commissions and the hassle of waiting months for a buyer.

If you are interested in this offer, please contact me at [Your Phone Number] or [Your Email] by [Expiration Date]. If I do not hear from you, I will assume you are not interested in selling at this time.

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]