

Dear [Property Owner Name],

My name is [Your Name] and I am reaching out to you regarding your property located at [Property Address].

I am a private real estate investor looking to purchase a property in your neighborhood. I am specifically looking for homes that may need some updates or owners who are simply ready to move on from a rental property without the typical headaches of the public market.

I understand that being a landlord can be demanding. If you have considered selling, I would like to offer you a simple, off-market transaction with the following benefits:

- No real estate agent commissions or listing fees.
- As-is purchase (you don't need to clean or make repairs).
- Flexible closing date based on your schedule.
- No stressful open houses or constant walkthroughs.

If you have any interest in receiving a fair, all-cash offer, please give me a call or send me a text at [Your Phone Number].

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

Best regards,

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