

[Your Name]  
[Your Address]  
[Your City, State, Zip Code]  
[Your Phone Number]  
[Your Email Address]

[Date]

[Owner Name]  
[Owner Mailing Address]  
[Owner City, State, Zip Code]

RE: Property located at [Property Address, City, State]

Dear [Owner Name],

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

I noticed that you currently live out of state, and I wanted to reach out to see if you have any interest in selling the property. I am a private buyer looking for opportunities in the area, and I can offer a simple, hassle-free transaction.

By selling directly to me:

- You will not need to pay any real estate agent commissions.
- I buy properties in "as-is" condition, so you won't have to worry about repairs or cleaning.
- We can close on a timeline that works best for you.
- I will handle all the necessary paperwork to make the process easy for you despite the distance.

If you have considered selling, or if you are simply tired of managing a property from afar, 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 stay in touch for the future.

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

Sincerely,

[Your Name]