

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

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

Regarding Property at: [Property Address/APN Number]

Dear [Owner Last Name],

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

According to public records, there may be outstanding property taxes associated with this address. I understand that dealing with tax delinquency can be stressful and complicated. I would like to offer you a simple solution.

I am a private real estate investor, and I am prepared to buy your property for cash. If you work with me:

- I will pay off the delinquent taxes in full at closing.
- You will not have to pay any realtor commissions or closing costs.
- I buy properties in "as-is" condition, so you don't need to make any repairs.
- We can close quickly to prevent further penalties or a tax sale.

Even if you owe more than you think the property is worth, please give me a call. I have helped many owners walk away with cash in their pockets while clearing their debt with the county.

Please call or text me at [Your Phone Number] if you would like to discuss a cash offer. There is no obligation, and our conversation will remain completely confidential.

Sincerely,

[Your Name]
[Your Company Name]