

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

RE: Offer to purchase property at [Property Address/Situs Address]
Parcel Number: [Assessor's Parcel Number (APN)]

Dear [Property Owner Last Name],

I am writing to you because public records indicate that there may be outstanding property taxes associated with your property located at [Property Address].

I understand that managing property taxes can be a burden, and I would like to offer you a simple way to resolve this situation. I am interested in purchasing your property "as-is" for cash. This means:

- You will not need to make any repairs or clean the property.
- I will pay all closing costs and delinquent taxes at the time of sale.
- We can close quickly, putting cash in your pocket and clearing the tax debt from your record.

My estimated cash offer for this property is \$[Offer Amount].

Please note that this is a firm offer, but it is subject to a brief inspection and title verification. If you are interested in selling or would like to discuss this further, please call me at [Your Phone Number] or email me at [Your Email Address].

If you have already paid these taxes or are not interested in selling, please disregard this letter.

Sincerely,

[Your Signature]

[Your Printed Name]