

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

Re: Property at [Insert Property Address]

Dear [Property Owner Name],

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

I am a local private buyer looking for a house in this neighborhood that I can renovate and restore. I am specifically looking for a "fixer-upper" or a property that needs some extra care. I am not a large real estate corporation; I am looking for a direct project.

If you have considered selling, there are several benefits to working with me directly:

- **"As-Is" Condition:** You do not need to make any repairs, clean out the property, or touch up paint. I will buy it exactly as it sits.
- **No Commissions:** Since there are no real estate agents involved, you save the 5-6% commission fees.
- **Quick Closing:** I can close on your timeline, whether you need to move quickly or need extra time.
- **No Showings:** You won't have to deal with open houses or dozens of strangers walking through your home.

If you are interested in receiving a fair, no-obligation cash offer for your property, please call or text me at [Your Phone Number].

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

Sincerely,

[Your Signature]

[Your Printed Name]