

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

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

I understand that dealing with tax liens or mounting back taxes can be stressful. I would like to offer you a way to resolve this situation immediately. I am a local real estate investor, and I am prepared to make you an **Immediate Cash Offer** for your property in its current condition.

By working with me, you can:

- Pay off all delinquent taxes and stop further penalties.
- Avoid the stress of a tax foreclosure or public auction.
- Receive cash in hand quickly without making any repairs.
- Pay zero commissions or hidden closing fees.

I can close on your timeline-whether that is in 7 days or 30 days. You will not need to clean the property or deal with any inspections.

If you are interested in seeing what your cash offer would be, please call or text me directly at **[Your Phone Number]** or email me at **[Your Email Address]**.

There is no obligation, and our conversation will remain completely confidential.

Best regards,

[Your Name]

[Your Company Name]

[Your Website]