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

[Date]

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

Re: Property located at [Rental Property Address]

Dear [Landlord Name],

I am writing to you because I noticed you own the rental property at [Rental Property Address]. Being an out-of-state landlord can often be a stressful and time-consuming experience, especially when dealing with maintenance, tenant issues, and property management from a distance.

I am a local real estate investor, and I am interested in purchasing your property exactly as it is. My goal is to provide a simple solution for owners who are tired of the headaches that come with long-distance landlording.

When you work with me:

- You pay no real estate commissions or hidden fees.
- I buy "As-Is" - you don't need to clean or make any repairs.
- I can handle any existing tenant situations.
- We can close on your timeline, often in as little as 14 days.

If you have considered selling or simply want to see what a fair cash offer would look like, please give me a call or send a text to [Your Phone Number].

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

Sincerely,

[Your Name]