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

[Date]

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

Re: Property located at [Property Address, City, State]

Dear [Property Owner Name],

I am writing to you because I am interested in the property you own at [Property Address]. I noticed that the property appears to be vacant, and since you have a mailing address out of state, I wanted to reach out to you directly.

I am a private investor/buyer looking for a property in that specific area. I am interested in purchasing the property in its current "as-is" condition. You would not need to worry about making any repairs, cleaning the house, or paying real estate agent commissions.

If you have any interest in selling this property, or if you would like to receive a no-obligation cash offer, please contact me at your earliest convenience.

You can reach me via phone at [Your Phone Number] or by email at [Your Email Address].

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

Sincerely,

[Your Signature]

[Your Printed Name]