

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

[Cash Buyer Name]
[Buyer Company Name]
[Buyer Address]

Subject: Inquiry Regarding Your Real Estate Investment Criteria

Dear [Cash Buyer Name],

I am a local real estate professional, and I frequently come across off-market investment opportunities that may align with your portfolio goals. I am reaching out to better understand your specific buying criteria so that I only send you deals that fit your needs.

Could you please provide a few details regarding your current requirements?

- **Preferred Asset Types:** (Single Family, Multi-Family, Commercial, etc.)
- **Target Locations:** (Specific cities, neighborhoods, or zip codes)
- **Condition Preference:** (Turn-key, light repairs, or full renovations)
- **Price Range:** (Minimum and maximum purchase price)
- **Target Yield/ROI:** (Minimum cap rate or profit margin)
- **Closing Capability:** (Average time required to close once under contract)

I value your time and look forward to potentially working together on future transactions. Please let me know the best way to send deal summaries to you once I have something that matches these parameters.

Best regards,

[Your Signature]
[Your Printed Name]