

[Current Date]

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

RE: Property located at [Property Address or Tax ID]

Dear [Property Owner Name],

I am writing to you because I am a direct cash buyer looking to purchase a property specifically in the [Neighborhood/Area Name] area. I recently viewed your property at [Property Address] and am interested in making an offer.

Because I am a private investor and not a real estate agent, the process is very straightforward:

- **Cash Offer:** I have funds available immediately.
- **As-Is Condition:** You do not need to make any repairs or clean the property.
- **No Commissions:** Since there are no agents involved, you pay zero realtor fees.
- **Quick Closing:** We can close on the date of your choice, often in as little as [Number] days.

If you have considered selling, or if you simply want to know what a fair cash offer would look like without the hassle of listing on the market, please contact me directly.

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

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

Sincerely,

[Your Name]
[Your Company Name, if applicable]
[Your Website, if applicable]