

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

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

Re: Property located at [Property Address]

Dear [Property Owner Name],

My name is [Your Name], and I am a local real estate investor interested in purchasing property in your neighborhood. I am writing to you because I would like to make a cash offer on your property at [Property Address].

I buy houses in "as-is" condition, which means:

- You do not need to make any repairs or clean the property.
- There are no realtor commissions or hidden fees.
- I can pay all closing costs.
- We can close on the date of your choice, often in as little as 7-14 days.

Whether the property is currently rented, vacant, or in need of significant renovation, I am interested in buying it directly from you.

If you have any interest in selling or would simply like to know what a fair cash offer would look like, please call or text me at **[Your Phone Number]**.

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

Sincerely,

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