

[Date]

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

Re: Property at [Subject Property Address]

Dear [Owner Last Name],

I am writing to you because I am a local real estate investor interested in purchasing property in your immediate area. Based on my research, your property at [Subject Property Address] matches the criteria for a project I am currently looking to take on.

I specialize in buying properties "as-is" for cash. This means:

- You do not need to make any repairs or clean the property.
- There are no realtor commissions or hidden fees.
- I can close on your timeline, whether that is in 7 days or 30 days.
- I handle all the paperwork and pay for the closing costs.

If you have been thinking about selling, or if the property has become a burden, I would like to make you a fair, all-cash offer. There is no obligation to accept, and our conversation will remain strictly confidential.

Please call or text me directly at [Your Phone Number] so we can discuss a price that works for you. You can also email me at [Your Email Address].

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

Sincerely,

[Your Name]
[Your Company Name]
[Your Website]