

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

[Date]

[Property Owner Name]
[Property Owner Mailing Address]

Re: Property at [Property Address]

Dear [Property Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address].

I am a local cash buyer looking for homes in your specific neighborhood. I am reaching out to you directly before you consider listing your property on the open market. By selling to a cash buyer like myself, you can avoid:

- Real estate agent commissions and fees
- Formal home inspections and appraisals
- The stress of public open houses
- Lengthy closing timelines

I purchase properties in "as-is" condition, meaning you do not need to make any repairs or clean the premises. I can offer a flexible closing date that works best for your schedule.

If you have any interest in receiving a no-obligation cash offer, please call or text me at [Your Phone Number] or email me at [Your Email Address].

Thank you for your time and consideration.

Sincerely,

[Your Signature]
[Your Printed Name]