

[Your Name]

[Your Address]

[Your City, State, Zip Code]

[Your Phone Number]

[Your Email]

[Date]

[Property Owner Name]

[Owner Address]

[Owner City, State, Zip Code]

RE: Property located at [Rental Property Address]

Dear [Property Owner Name],

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

I specialize in acquiring rental properties that may require significant repairs or "deferred maintenance." I understand that managing a rental can become overwhelming, especially when the cost of structural repairs, outdated systems, or cosmetic renovations begins to add up. I am looking to purchase a property exactly like yours in its current, "as-is" condition.

By selling to me, you can avoid:

- Paying for expensive contractors or renovation costs.
- Cleaning or prepping the property for traditional showings.
- Lengthy bank approval processes or inspections.
- Real estate agent commissions and fees.

I can offer a fast, all-cash closing on a timeline that works best for you. Whether the property is currently occupied by tenants or sitting vacant, I am prepared to make a fair offer regardless of the home's physical state.

If you have considered selling and would like to receive a no-obligation offer, please call or text me at [Your Phone Number].

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

Sincerely,

[Your Signature]

[Your Printed Name]