

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

[Date]

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

Subject: Cash Offer for [Property Address]

Dear [Property Owner Name],

I am reaching out because I am interested in purchasing your property located at [Property Address].

I am a cash buyer looking for "off-market" or "pocket listings" in your neighborhood. Buying your home directly from you allows for a simplified process without the need for public listings, open houses, or high real estate commissions.

Here is why you might consider working with me:

- **Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Purchase:** You do not need to make any repairs or clean the property.
- **No Commissions:** You save on the standard 6% agent fees.
- **Flexible Closing:** We can close on whichever date works best for your schedule.

If you have ever considered selling, or if you would simply like to know what a cash offer would look like for your home, please call or text me at [Your Phone Number].

There is no obligation, and our conversation will remain strictly confidential.

Thank you for your time.

Sincerely,

[Your Name]