

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

[Date]

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

Re: Property at [Property Address]

Dear [Owner Last Name],

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

While checking local public records, I noticed that this property appears to be vacant and has outstanding property taxes. I understand that managing a property from a distance can be a burden, especially when tax obligations begin to accumulate.

I would like to offer you a way to resolve this situation quickly. I buy properties in "as-is" condition for cash. This means:

- You do not need to make any repairs or clean the property.
- I can pay off the delinquent taxes as part of the closing process.
- There are no real estate agent commissions or hidden fees.
- We can close on a timeline that works best for you.

If you have any interest in selling this property and walking away with cash instead of a tax liability, please give me a call or send me a text at [Your Phone Number].

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

Sincerely,

[Your Signature]
[Your Printed Name]