

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

[Date]

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

Re: Property at [Property Address]

Dear [Property Owner's Last Name],

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

I recently passed by the home and noticed that it appears to be vacant and in need of some significant repairs. I specialize in buying houses that require "deferred maintenance"-meaning I am looking for a project and am fully prepared to take the property off your hands exactly as it sits today.

If you have been feeling overwhelmed by the cost of repairs, the burden of upkeep, or the taxes on a home you aren't using, I can offer you a simple solution:

- **As-Is Purchase:** You don't need to clean, paint, or fix a single thing.
- **All-Cash Offer:** I have funds ready to go, so there are no bank delays.
- **No Commissions:** I am a private buyer, so you won't pay any Realtor fees.
- **Quick Closing:** We can close on your timeline, even in as little as 10 days.

If you have any interest in selling, please call or text me at **[Your Phone Number]**. I would love to make you a fair, no-obligation offer.

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

Sincerely,

[Your Name]