

[Date]

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

Re: Property at [Subject Property Address]

Dear [Owner Last Name],

I am writing to you because I am interested in buying your property located at [Subject Property Address]. I noticed that you are currently listed as the owner, but you may not be living at this address yourself.

I am a private real estate investor looking to purchase a home in your neighborhood. I buy properties in "as-is" condition, which means you do not need to worry about making any repairs, cleaning, or dealing with difficult tenants.

If you have any interest in selling, I can offer you the following:

- **A Fair Cash Offer:** No waiting for bank financing or appraisals.
- **A Fast Closing:** We can close on the date of your choice, often in as little as 7-14 days.
- **Zero Commissions:** Since I am a buyer and not a realtor, you pay no agent fees or hidden costs.
- **Simple Process:** I handle the paperwork and pay for the standard closing costs.

If you would like to receive a no-obligation cash offer, please call or text me at **[Your Phone Number]**. You can also email me at **[Your Email Address]**.

Even if you aren't ready to sell right now, please keep this letter for future reference. I look forward to hearing from you.

Best regards,

[Your Name]
[Your Company Name, if applicable]
[Your Phone Number]
[Your Website, if applicable]