

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

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

Re: Valuation of property located at: [Property Address]

Dear [Property Owner Name],

I am writing to you because I am a local real estate investor interested in the property located at [Property Address]. According to public records, this property is currently vacant, and I wanted to reach out to see if you have considered selling it in its current condition.

I have performed a preliminary valuation of your property based on recent sales in the area. I am prepared to offer you a fair price with the following benefits:

- **Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Purchase:** No need to clean, repair, or remove unwanted items.
- **No Commissions:** Since I am buying directly, you save on agent fees.
- **Fast Closing:** We can close on your preferred timeline, often in as little as [Number] days.

If you have any interest in receiving a formal, no-obligation cash offer or simply want to discuss the current market value of the property, please contact me at [Your Phone Number] or [Your Email Address].

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

Best regards,

[Your Signature]
[Your Printed Name]