

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

[Date]

[Property 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 your property located at [Property Address].

I understand that owning rental property can often become more of a burden than an investment. Dealing with difficult tenants, constant repairs, property taxes, and vacancies can be exhausting. If you have been thinking about moving on from this property and simplifying your life, I would like to offer you a hassle-free solution.

By selling to me, you can expect:

- **As-Is Condition:** You do not need to make any repairs or clean out the property.
- **Cash Offer:** I can provide a fair cash offer without waiting for bank approvals.
- **No Commissions:** There are no realtor fees or hidden closing costs.
- **Quick Closing:** We can close on your timeline, whether that is in two weeks or two months.
- **Tenant Situations:** I can purchase the property even if it is currently occupied.

There is no obligation and no pressure. If you are interested in seeing what I can offer, please give me a call or send a text to [Your Phone Number].

I look forward to hearing from you.

Sincerely,

[Your Name]