

[Date]

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

RE: Cash Offer for [Property Address]

Dear [Property Owner Name],

My name is [Your Name/Company Name], and I am interested in purchasing your property located at [Property Address].

I am looking to buy homes in your area for cash. My goal is to make the selling process as simple and stress-free as possible. If you are looking for a quick sale without the typical headaches of listing a home, I can offer the following:

- **All-Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Purchase:** You do not need to clean, repair, or renovate anything. I buy the house exactly as it sits.
- **No Commissions:** Since I am a direct buyer, you won't pay any Realtor fees or commissions.
- **Flexible Closing:** We can close on whichever date works best for your schedule.
- **Zero Stress:** No open houses, no constant showings, and no inspections.

If you have any interest in receiving a fair, no-obligation cash offer, please contact me at your earliest convenience.

Call or Text: [Your Phone Number]
Email: [Your Email Address]
Website: [Your Website URL]

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

Sincerely,

[Your Name]
[Your Company Name]