

[Date]

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

Re: Property located at [Property Address]

Dear [Property Owner Last Name],

My name is [Your Name] and I am a local real estate investor interested in purchasing properties in your neighborhood. I am writing to you because I would like to make a cash offer on your property at [Property Address].

I am looking to buy directly from owners, which allows for a much simpler process than a traditional sale. If you are interested in selling, here is what I can offer:

- **All-Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Purchase:** You do not need to make any repairs, clean, or paint. I buy in any condition.
- **No Commissions:** Since I am not a realtor, you save on agent fees and closing costs.
- **Flexible Closing:** We can close on whichever date works best for your schedule.

There is no obligation to accept an offer. If you have ever thought about selling or simply want to know what a cash offer would look like for your home, please reach out to me.

You can call or text me directly at **[Your Phone Number]** or email me at **[Your Email Address]**.

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

Best regards,

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