

[Date]

[Property Owner Name]

[Property Address]

[City, State, Zip Code]

Dear [Property Owner Name],

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

I am writing to present you with a **Cash Offer** to purchase your home in its current "as-is" condition. This means you would not need to perform any repairs, cleaning, or renovations before the sale.

By choosing a cash purchase, we can offer the following benefits:

- **Quick Closing:** We can close in as little as [Number] days, or on a timeline that works best for you.
- **No Commissions:** You will not have to pay any real estate agent fees or commissions.
- **No Inspections or Appraisals:** We bypass the traditional bank financing hurdles that often delay or cancel sales.
- **Guaranteed Sale:** A cash offer eliminates the risk of buyer financing falling through.

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

Phone: [Your Phone Number]

Email: [Your Email Address]

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]