

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

[Date]

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

RE: Offer to Purchase Property - [Property Address / Assessor's Parcel Number]

Dear [Property Owner Name],

I am writing to you because public records indicate that the property located at [Property Address/APN] currently has outstanding property taxes. I understand that dealing with tax defaults can be stressful and costly due to accumulating interest and penalties.

I am a private real estate investor, and I am interested in purchasing your property exactly as it is. By selling the property now, you can pay off the tax debt, avoid a potential tax sale, and walk away with cash in hand.

**My offer includes:**

- A fair cash price for the property.
- Payment of all delinquent property taxes at closing.
- No requirement for repairs or cleaning (I buy "as-is").
- No real estate agent commissions or hidden fees.
- A quick closing process handled by a professional title company.

If you are interested in receiving a no-obligation offer or discussing your options, please contact me at [Your Phone Number] or [Your Email Address].

I look forward to hearing from you soon.

Sincerely,

[Your Signature]  
[Your Printed Name]