

**Date:** [Date]

**To:** [Property Owner Name]

**Property Address:** [Full Property Address]

Dear [Property Owner Name],

I am writing to express my direct interest in purchasing your property located at [Property Address]. I am a private real estate investor looking to acquire properties in your area for cash.

Based on my research of the neighborhood and recent market data, I am prepared to offer you a **sight-unseen, all-cash purchase price** of:

**[\$Offer Amount]**

Because I am a cash buyer, this offer comes with the following benefits to you:

- **No Inspections or Repairs:** I will buy the property exactly "as-is." You do not need to clean or fix anything.
- **No Commissions:** Since this is a direct sale, you will not have to pay any real estate agent fees.
- **Fast Closing:** We can close on the date of your choice, typically within [Number] days.
- **No Contingencies:** There are no bank financing hurdles or appraisal requirements.

Please understand that this is a serious offer. If you are interested in moving forward or have any questions, please contact me directly at your earliest convenience.

**Phone:** [Your Phone Number]

**Email:** [Your Email Address]

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name, if applicable]