

[Date]

[Seller Name]
[Seller Address]
[City, State, Zip]

RE: Offer for Property at [Property Address]

Dear [Seller Name],

My name is [Your Name/Company Name] and I am a professional real estate investor. I am writing to submit a formal cash offer to purchase your property located at [Property Address].

I am prepared to purchase this property in its current "as-is" condition, meaning you will not need to make any repairs, clean the premises, or remove unwanted items. Because I am familiar with the values in your area, I am making this **sight-unseen offer** to expedite the process for you.

Our Offer Terms:

- **Purchase Price:** \$[Amount]
- **Earnest Money Deposit:** \$[Amount]
- **Closing Date:** [Number] days after acceptance
- **Contingencies:** [e.g., 7-day inspection period]
- **Closing Costs:** Buyer to pay all standard closing costs

Benefits of this offer:

- No real estate agent commissions or hidden fees.
- No walkthroughs or public showings required.
- No repairs or cleaning necessary.
- Fast closing with a local title company.

This offer is valid until [Expiration Date/Time]. Please let me know if you would like to move forward, or feel free to call me directly at [Your Phone Number] to discuss the details.

I look forward to hearing from you.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Phone Number]
[Your Email Address]