

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

[Listing Agent Name or Seller Name]  
[Agency Name]  
[Property Address]

RE: Offer for [Property Address]

Dear [Seller Name/Agent Name],

Please find attached our formal offer for the property located at [Property Address]. As an active investor in this area, I have conducted a thorough market analysis and a preliminary assessment of the property's current condition.

Our offer price is \$[Offer Amount]. While we understand this is below the current asking price, our offer is based on the following terms intended to provide the seller with a guaranteed and simplified exit:

- **Cash Offer:** This is a non-contingent cash offer (or specify proof of funds). There is no risk of bank financing falling through.
- **As-Is Condition:** We will purchase the property in its current state. The seller will not be responsible for any repairs, cleaning, or removal of unwanted items.
- **Quick Closing:** We are prepared to close in as little as [Number] days, or on a timeline that best suits the seller's needs.
- **No Commissions:** (Optional) As we are buying directly, there are no hidden fees or agent commissions on our side of the transaction.

The price reflects the immediate capital requirements for [mention specific needs like: roof repairs, foundation work, updating, or general deferred maintenance] required to bring the property to current market standards.

We are prepared to move forward immediately and can provide Proof of Funds upon request. This offer remains valid until [Date/Time].

Thank you for your time and consideration. We look forward to your response.

Sincerely,

[Your Signature]  
[Your Printed Name]