

Date: [Insert Date]

To: [Seller Name]
c/o: [Listing Agent Name]

Re: Offer for Property Located at [Property Address]

Dear [Seller Name],

I am pleased to submit this offer for the purchase of the investment property located at [Property Address]. As a real estate investor, I have evaluated the potential of this asset and am prepared to move forward under the following terms:

Purchase Price: \$[Initial Offer Amount]

Escalation Clause:

In the event that the Seller receives a bona fide, competing net offer from another qualified buyer that is higher than this offer, the purchase price shall be increased to \$[Amount] above the highest competing offer, not to exceed a maximum purchase price of \$[Cap Amount].

Proof of Competing Offer:

This escalation clause is only triggered upon the Seller providing the Buyer with a complete copy of the competing offer that triggered the increase.

Earnest Money Deposit: \$[Amount]

Financing: [e.g., Cash / Conventional Loan / Hard Money]

Inspection Period: [Number of Days] days

Closing Date: [Date] or [Number of Days] after acceptance.

I am prepared to move quickly and can provide proof of funds or a pre-approval letter immediately upon request. Thank you for your time and consideration of this offer.

Sincerely,

[Your Name]
[Your Company Name, if applicable]
[Your Phone Number]
[Your Email Address]