

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

[Landlord Name]  
[Landlord Mailing Address]

Re: Property at [Property Address]

Dear [Landlord Name],

I am writing to you because I am interested in your property at [Property Address]. As a fellow real estate enthusiast, I noticed you have managed this property for some time, and I wanted to reach out to see if you have considered retiring from the day-to-day responsibilities of being a landlord.

If you are looking to divest while maintaining a steady monthly income, I would like to propose a "Seller Financed" purchase. This arrangement could offer you several benefits, including:

- **Steady Passive Income:** Receive monthly principal and interest payments without the headaches of maintenance, tenants, or property taxes.
- **Tax Advantages:** Potentially spread out your capital gains tax liability over several years rather than paying a large sum upfront.
- **High Interest Returns:** Earn a better interest rate on your equity than what is currently offered by standard savings accounts or CDs.
- **A Simple Sale:** Eliminate the need for bank appraisals, lengthy loan approvals, and expensive repairs often required by traditional lenders.

I am a serious buyer looking to grow my portfolio, and I would love to discuss a structure that meets your financial goals for retirement. I can offer a fair purchase price and flexible terms tailored to your needs.

If you have any interest in discussing this further, please give me a call at [Your Phone Number] or email me at [Your Email Address]. I look forward to hearing from you.

Sincerely,

[Your Name]