

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

[Property Owner Name]
[Owner Mailing Address]
[City, State, Zip]

RE: Offer for [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I am a private real estate investor looking to buy homes in your neighborhood for cash.

If you have considered selling, I would like to make you a fair, all-cash offer. By selling directly to me, you can avoid many of the traditional hassles of the real estate market:

- **No Commissions:** You won't have to pay any real estate agent fees.
- **As-Is Condition:** I buy houses exactly as they are. You don't need to make any repairs or even clean.
- **Quick Closing:** Since I use cash, we can close on your timeline-often in as little as 7-14 days.
- **No Showings:** You won't have to deal with strangers walking through your home for open houses.

There is no obligation and no pressure. If you are interested in receiving a cash offer, please call or text me at [**Your Phone Number**] or email me at [**Your Email Address**].

Thank you for your time and I look forward to hearing from you.

Best regards,

[Your Signature]
[Your Printed Name]