

Date: [Date]

Property Address: [Property Address]

Dear [Homeowner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I am a private investor looking to buy a home in your specific neighborhood immediately.

This is an **All-Cash Offer** for your property in its current "as-is" condition. You will not need to make any repairs, clean the house, or pay for any inspections.

Benefits of this offer:

- **No Commissions:** You save 6% by not using a real estate agent.
- **No Closing Costs:** I will cover all standard closing fees.
- **Fast Closing:** We can close in as little as [Number] days, or on your timeline.
- **No Hassle:** No public showings or open houses.

If you have considered selling or simply want to know what a fair cash price would look like without the stress of the open market, please contact me directly.

Call or Text me at: [Your Phone Number]

Email: [Your Email Address]

I look forward to hearing from you soon.

Sincerely,

[Your Name]

[Your Company Name, if applicable]