

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Property Owner Name]

[Owner Mailing Address]

[City, State, Zip Code]

Re: Offer to Purchase Property at [Property Address/APN]

Dear [Owner Last Name],

I am writing to express my strong interest in acquiring your multi-family property located at [Property Address]. I have been tracking the local market and admire the [mention a specific feature, e.g., location or upkeep] of your building.

I am prepared to offer you a fair price for the property in its current "as-is" condition. Because I am a private investor, I can offer a streamlined transaction with the following benefits:

- **Cash Offer:** No traditional bank financing delays.
- **No Commissions:** You save on realtor fees as this is a direct sale.
- **Flexible Closing:** I can close on your timeline, whether that is in 30 days or 6 months.
- **Simplified Inspection:** I will handle the due diligence quickly and professionally.

My preliminary offer for the property is \$[Amount], subject to a brief walkthrough and review of the current rent roll. If you have been considering selling or are interested in a hassle-free exit strategy, I would welcome the opportunity to discuss this further.

Please feel free to call or text me at [Phone Number] or email me at [Email Address] if you are interested in discussing a potential sale. Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]