

**[Your Name/Company Name]**

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

**[Date]**

**[Property Owner Name]**

[Owner Address]

[City, State, Zip Code]

**RE: Offer to Purchase Property at [Property Address/Apartment Name]**

Dear [Owner Name],

I am writing to express my formal interest in purchasing the multi-family property located at [Property Address]. Having followed the local market, I am aware of the current challenges regarding this asset and am prepared to offer a streamlined, "as-is" acquisition solution.

Below are the terms of my initial offer:

- **Purchase Price:** \$[Amount]
- **Earnest Money Deposit:** \$[Amount]
- **Due Diligence Period:** [Number] days from the effective date.
- **Closing Date:** [Number] days following the expiration of the due diligence period.
- **Condition:** Property to be purchased in "as-is, where-is" condition with no repairs required by the seller.
- **Financing:** [All Cash / Hard Money / Conventional with % Down].

We understand that distressed properties often require a quick and discreet exit. Our team is experienced in handling deferred maintenance, high vacancy rates, and complex title issues. We are committed to a transparent process and can provide proof of funds immediately upon request.

This letter is a non-binding expression of interest intended to serve as a basis for a formal Purchase and Sale Agreement. This offer shall remain valid until [Time/Date].

Please contact me at [Phone Number] or [Email Address] to discuss how we can move forward with this transaction.

Sincerely,

[Your Signature]

[Your Printed Name]

[Title]