

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

To the homeowner of [Property Address],

My name is [Your Name] and I am a local real estate investor. I am writing to you because I recently purchased a property in your neighborhood at [Address of Sold Property].

I am looking to buy another home in the area immediately. If you have ever considered selling your property, I would like to make you a fair, all-cash offer.

Benefits of selling to me:

- **Cash Payment:** No waiting for bank approvals.
- **As-Is Condition:** You do not need to make any repairs or clean the house.
- **No Commissions:** Since I am a private buyer, you pay no Realtor fees.
- **Quick Closing:** We can close on the date of your choice.

There is no obligation. If you are interested in a cash offer or simply want to know what your house is worth in today's market, please give me a call or text at [**Your Phone Number**].

Thank you for your time.

Best regards,

[Your Name]
[Company Website if applicable]