

[Date]

[Recipient Name]
[Recipient Address]
[City, State, Zip Code]

Dear [Recipient Name],

I am reaching out because I am currently looking for properties in [Neighborhood Name] that may need some extra care or a complete renovation.

I specialize in "fixer-upper" inventory. If you have been considering selling your home but are worried about the cost or stress of making repairs, I would like to talk to you. I am interested in purchasing properties in "as-is" condition, regardless of their current state.

By selling a fixer-upper directly:

- You do not need to clean, paint, or repair anything.
- You can avoid the traditional listing process and open houses.
- You can choose a closing date that works for your schedule.

If you would like a no-obligation evaluation of your property's current market value, please call or text me at [Phone Number], or email me at [Email Address].

I look forward to hearing from you soon.

Sincerely,

[Your Name]
[Your Title/Company]
[Your Website]