

Subject: Interested in your property at [Property Address]

Dear [Homeowner Name],

My name is [Your Name] and I am a local real estate investor looking for a new project in the [Neighborhood Name] area. I am writing to you because I am specifically looking for homes that may need some updates or repairs.

With the current trend of "fixer-uppers" and "house flipping" in our local market, I am interested in purchasing a property that I can renovate and restore. I am interested in your property at [Property Address] and would like to make you a fair, all-cash offer for it in its current "as-is" condition.

By selling to me, you can avoid:

- Paying for expensive repairs or renovations
- Staging the home for multiple showings
- Paying real estate agent commissions
- Waiting months for a traditional buyer to secure financing

I can offer a quick closing on a timeline that works best for you. There is no obligation to accept my offer, and our conversation will remain completely confidential.

If you have ever considered selling, or if you would just like to know what a cash offer would look like for your home, please give me a call or send me a text at [Your Phone Number].

Thank you for your time, and I look forward to hearing from you.

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]