

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

[Landlord Name]  
[Landlord Mailing Address]  
[City, State, Zip]

Re: Property at [Property Address]

Dear [Landlord Name],

I am writing to you because I noticed that your property listing at [Property Address] recently expired. As an investor who specializes in working with out-of-area owners, I understand that managing a rental from a distance can be a significant challenge.

If you are tired of dealing with maintenance issues, tenant turnovers, or the stress of managing a property from afar, I would like to offer you a simple solution. I am interested in purchasing your property directly, in its current "as-is" condition.

By working with me, you can benefit from:

- A fair cash offer.
- No need for repairs or cleaning.
- No Realtor commissions or hidden fees.
- A quick closing on your timeline.

Even if you aren't ready to sell right this moment, I would love to connect and keep your information on file for the future. Please give me a call or send a text to [Your Phone Number] to discuss how I can help you move on from this property.

I look forward to hearing from you.

Sincerely,

[Your Name]