

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

[Date]

[Property Owner Name]
[Owner Mailing Address]
[City, State, Zip]

RE: [Property Address]

Dear [Property Owner Name],

I noticed that your property at [Property Address] was recently listed for sale but is no longer active on the market. I am writing to you because I am an investor looking to purchase a property in your area, and I am interested in making an offer on yours.

I specialize in buying properties from out-of-state owners. I understand that managing a sale from a distance can be stressful and time-consuming. My goal is to make this process as simple as possible for you:

- **Cash Offer:** I can purchase the property in its current "as-is" condition.
- **No Repairs:** You do not need to clean, paint, or fix anything.
- **No Commissions:** Since I am a private buyer, you won't have to pay agent fees.
- **Flexible Closing:** We can close on your schedule, whether that is in two weeks or two months.

If you are still interested in selling or if you are tired of the headaches of owning a property from out of state, please give me a call or send me a text at [Your Phone Number].

I would love to discuss a price that works for both of us.

Best regards,

[Your Name]
[Your Company Name, if applicable]