

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

[Date]

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

RE: Property at [Property Address]

Dear [Owner Name],

I noticed that your property at [Property Address] was recently listed for sale but is no longer on the market. Being an out-of-state owner, I understand that managing or selling a property from a distance can be a significant challenge.

I am a local real estate investor, and I am writing to propose a partnership or a direct purchase. Instead of the traditional listing process that failed to produce a result, I can offer several flexible options:

- A direct cash offer with a quick closing.
- Buying the property in its current "as-is" condition (no repairs needed).
- A joint venture partnership to renovate and re-sell for a higher profit.
- Assuming the management or monthly payments if you prefer to keep the asset.

Since you are located in [Owner's State], I can serve as your "boots on the ground" here in [Property City]. My goal is to create a solution that removes the stress of an unsold, vacant, or distant property while putting the most money in your pocket.

Are you open to a brief 5-minute conversation to discuss what you would like to happen with the property? Please call or text me at [Your Phone Number].

Sincerely,

[Your Name]