

[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. I am writing to you because I am an investor looking to purchase a home in your area for cash.

Since I am a private buyer and not a real estate agent, I can offer a very simple transaction:

- **Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Condition:** You don't need to clean, paint, or make any repairs.
- **No Fees:** No realtor commissions or hidden closing costs.
- **Quick Closing:** We can close on the date of your choice.

Even though I am based in [Your Location], I have a streamlined process for remote closings, making it easy for you to sell without any travel or hassle.

If you are still interested in selling or simply want to know what a fair cash offer would look like, please call or text me at **[Your Phone Number]** or email me at **[Your Email Address]**.

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

Sincerely,

[Your Name]

[Your Company Name]

[Your Website]