

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

[Property 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I noticed that your property at [Property Address] was recently listed for sale but is no longer active on the market. As a local real estate investor, I am writing to see if you are still interested in selling the property.

I am looking to purchase another investment property in the area and I am prepared to make a **cash offer** with the following benefits:

- **As-Is Purchase:** You do not need to make any repairs, clean, or renovate.
- **No Commissions:** Since I am buying directly, you save on agent fees and closing costs.
- **Fast Closing:** We can close on your timeline, typically within 10 to 14 days.
- **No Inspections or Appraisals:** My offer is not contingent on bank financing.

If you would like to receive a fair, no-obligation cash offer, please call or text me at [Your Phone Number]. Even if you aren't ready to sell right now, I would love to keep your information on file for the future.

I look forward to hearing from you.

Best regards,

[Your Signature]
[Your Printed Name]