

[Your Name/Company Name]  
[Your Address]  
[City, State, Zip Code]  
[Your Phone Number]  
[Your Email]

[Date]

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

RE: Cash Offer for Property at [Property Address]

Dear [Property Owner Name],

I am writing to express my direct interest in purchasing your property located at [Property Address]. I am looking to acquire real estate in your area for cash and would like to make you a firm offer.

Because I am a cash buyer, I can offer you a simplified and fast closing process. Here is what I can provide:

- **All-Cash Payment:** No waiting for bank financing or mortgage approvals.
- **As-Is Purchase:** You do not need to make any repairs, clean, or paint. I will buy the property exactly as it sits today.
- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees or commissions to pay.
- **Fast Closing:** We can close in as little as [Number] days, or on a timeline that works best for your schedule.
- **No Closing Costs:** I am willing to cover all standard closing costs associated with the sale.

My goal is to make this the easiest real estate transaction you have ever experienced. If you have been considering selling, this is an opportunity to do so without the stress of open houses, inspections, or long waiting periods.

Please call or text me directly at [Your Phone Number] if you are interested in receiving a no-obligation cash offer. I look forward to hearing from you.

Sincerely,

[Your Signature]

[Your Printed Name]