

[Date]

[Property Owner Name]

[Mailing Address]

[City, State, Zip]

Re: [Property Address]

Dear [Property Owner Name],

I noticed that your property at [Property Address] was recently taken off the market. I am writing to you because I am a local real estate investor specifically looking for homes in your neighborhood that may need some "TLC" or a bit of renovation.

I specialize in purchasing fixer-uppers directly from owners, which means you can avoid the typical hassles of a traditional sale. If you choose to work with me:

- **No Repairs Needed:** I buy properties in "as-is" condition. You don't have to clean, paint, or fix a single thing.
- **No Commissions:** Since I am a private buyer, you won't have to pay a 6% agent commission.
- **Cash Offer:** I have funds ready and can offer a quick, all-cash closing.
- **Flexible Timeline:** We can close on whatever date works best for your schedule.

I understand that selling a home that needs work can be stressful when listed on the open market. My goal is to make the process simple, fast, and transparent.

If you are still interested in selling or would just like to know what a fair cash offer would look like, please give me a call or send me a text at **[Your Phone Number]**.

I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name]

[Your Email Address]

[Your Website]