

Dear [Property Owner Name],

I noticed that your property at [Property Address] is no longer listed on the market. I am writing to you because I represent a private network of local buyers who specialize in purchasing homes "as-is."

Selling a fixer-upper through traditional channels can be stressful, especially when deals fall through due to inspection reports or bank financing issues. Our group looks for properties exactly like yours that may need repairs, updating, or a quick exit.

**Benefits of working with our network:**

- **No Repairs Needed:** We buy properties in their current condition.
- **Cash Offers:** No waiting for mortgage approvals.
- **No Commissions:** Since this is a direct sale, you save on agent fees.
- **Flexible Closing:** You choose the move-out date that works for you.

If you are still interested in selling but want to avoid the hassle of cleaning, repairing, or hosting open houses, please contact me directly.

I would like to make you a fair, no-obligation offer this week.

Sincerely,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]