

[Your Name]  
[Your Phone Number]  
[Your Email Address]

[Date]

[Homeowner Name]  
[Property Address]  
[City, State, Zip]

Dear [Homeowner Name],

I noticed that your property at [Property Address] was recently taken off the market. I am writing to you because I specialize in purchasing homes in your neighborhood that have high potential for professional renovation.

I am an investor looking for my next project, and I am interested in buying your house "as-is."  
This means:

- No need to make any repairs or renovations.
- No cleaning or hauling away unwanted items.
- No real estate commissions or hidden fees.
- A fast closing on a date that works best for you.

Because I am looking for a "flip" project, I can often provide a more straightforward and certain exit than a traditional buyer looking for a move-in-ready home. Even if your previous listing didn't result in a sale, your property has exactly the characteristics I am looking for.

If you are still interested in selling and would like a fair, no-obligation cash offer, please give me a call at [Your Phone Number].

I look forward to hearing from you.

Sincerely,

[Your Name]  
[Your Company Name, if applicable]