

[Date]

[Property Owner Name]

[Property Address]

[City, State, Zip]

Dear [Owner Last Name],

I noticed that your property at [Property Address] was recently taken off the market. I am writing to you because I have a specific cash buyer who is looking for a home in your immediate neighborhood.

My client is prepared to make a competitive, all-cash offer and can close on a timeline that works best for you. By working with us directly, you can avoid:

- Paying traditional real estate commissions
- Having to clean or stage the home for public showings
- The uncertainty of a buyer's bank financing falling through

Even though your listing expired, my buyer is still very interested in this specific area. If you are still open to selling your property for the right price without the hassle of a traditional listing, please contact me today.

You can reach me directly at [Your Phone Number] or [Your Email Address].

Sincerely,

[Your Name]

[Your Company Name]

[Your License Number - if applicable]