

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

[Date]

Dear [Homeowner Name],

My name is [Your Name], and I am reaching out because I recently purchased the property located at [Address of Recent Sale] in your neighborhood.

I am looking to acquire one or two more properties in the immediate area for cash. Because I am a private buyer, I can offer a very simple transaction:

- No real estate commissions or hidden fees
- I buy properties in "as-is" condition (no repairs needed)
- Flexible closing date based on your schedule
- No bank appraisals or long inspection periods

If you have ever considered selling your home at [Homeowner's Address], or if you simply want to know what a fair cash offer would look like, please give me a call or send me a text at [Your Phone Number].

There is no obligation, and our conversation will remain completely confidential.

Best regards,

[Your Name]