

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I noticed that you currently live out of state, and I wanted to reach out directly to see if you would consider selling.

I am a private investor looking to buy property in the [City/Neighborhood] area. Because I pay in cash, I can offer a very simple and fast transaction:

- **As-Is Condition:** You do not need to make any repairs or clean the property.
- **No Commissions:** Since I am buying directly from you, there are no real estate agent fees.
- **No Closing Costs:** I will cover all standard closing costs associated with the sale.
- **Quick Closing:** We can close on your timeline, whether that is in 10 days or 60 days.

I understand that managing a property from a distance can sometimes be a burden. If you have any interest in receiving a no-obligation cash offer, please call or text me at [Your Phone Number].

Even if you aren't ready to sell right now, I would love to keep your contact information for the future.

Thank you for your time, and I look forward to hearing from you.

Best regards,

[Your Name]

[Your Company Name]

[Your Phone Number]

[Your Email Address]