

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

[Date]

[Owner Name]
[Owner Mailing Address]
[City, State, Zip]

RE: Property located at [Property Address/APN]

Dear [Owner Name],

I am writing to you because I noticed that the property taxes for your property at [Property Address] are currently delinquent. Being an out-of-state owner, managing these obligations from a distance can often be a significant burden.

I am a local real estate investor, and I specialize in helping owners find relief from mounting tax debt. I would like to offer you a simple way out by purchasing the property directly from you for cash.

If you choose to work with me:

- I will pay off the delinquent taxes in full at closing.
- You will pay no real estate commissions or hidden fees.
- I buy the property "as-is," so you don't need to travel here or make repairs.
- We can close on your timeline to get you the cash you deserve.

Before the county takes further action or additional penalties accrue, please give me a call or send a text to [Your Phone Number]. I would love to discuss a fair price and help you move on from this headache.

Thank you for your time.

Sincerely,

[Your Name]