

Dear [Property Owner Name],

I am writing to you on behalf of a pre-approved investor who is specifically looking to acquire multi-family properties in the [Neighborhood/City] area. After reviewing the local market, your property at [Property Address] has been identified as a target match for their current portfolio requirements.

Our Buyer's Position:

- **Financials:** Fully pre-approved for financing up to \$[Amount] (or All-Cash).
- **Terms:** Flexible closing timeline to accommodate your needs.
- **Condition:** Willing to purchase the property in "as-is" condition.
- **Efficiency:** Committed to a streamlined due diligence period.

If you have considered selling, or if you are interested in receiving a no-obligation offer to see how it compares to current market value, please contact me directly.

This is an opportunity to complete a private sale without the stress of public showings, marketing fees, or traditional commissions.

I look forward to hearing from you.

Best regards,

[Your Name]

[Your Company/Agency]

[Your Phone Number]

[Your Email Address]