

[Date]

[Recipient Name]
[Recipient Address]
[City, State, Zip]

Subject: Off-Market Opportunity / New Fixer-Upper in [Neighborhood Name]

Dear [Recipient Name],

I am contacting you because I know you are an active investor looking for properties in the [City] area. We have just listed a new property that fits the "fixer-upper" profile perfectly and is priced for a quick cash sale.

Property Details:

- Address: [Property Address]
- Price: \$[Price]
- Specs: [Number] Beds / [Number] Baths
- Estimated ARV: \$[After Repair Value]

This property requires [mention key repairs, e.g., cosmetic updates/foundation work/full gut], making it an ideal candidate for a flip or a high-yield rental. Due to the condition, the seller is specifically looking for a cash buyer who can close quickly without the delays of traditional financing.

If you would like to schedule a walkthrough or see more photos and the inspection report, please call or text me directly at [Your Phone Number].

Opportunities like this in [Neighborhood] move very fast. I look forward to hearing from you.

Best regards,

[Your Name]
[Your Company Name]
[Your Email Address]
[Your Website]