

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Owner Name],

I am writing to you because I am an active investor looking to acquire a high-yield multi-family property in your immediate area. I recently came across your duplex and am interested in making an offer to purchase it.

I am looking for properties that I can add to my long-term portfolio. Because I am a private buyer, I can offer several benefits that a traditional retail sale cannot:

- **No Commissions:** Since there are no agents involved, you save the 6% broker fee.
- **As-Is Purchase:** You do not need to perform any repairs or cleaning.
- **Cash Closing:** I can close on your timeline, whether that is in 14 days or 3 months.
- **Tenant Friendly:** You do not need to disturb your current tenants for a sale.

If you have considered selling, or if you simply want to know what a cash offer for your property would look like, please reach out to me.

You can call or text me directly at **[Your Phone Number]** or email me at **[Your Email Address]**.

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

Best regards,

[Your Name]

[Your Company Name, if applicable]