

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

[Date]

[Property Owner Name]  
[Owner Mailing Address]

Re: Inquiry regarding the property at [Property Address]

Dear [Owner Name],

I am writing to you because I am an active real estate investor specifically looking to acquire prime duplex properties in the [Neighborhood/City] area. While researching local records, your property at [Property Address] caught my attention.

I am interested in purchasing your duplex in its current "as-is" condition. If you choose to sell to me, you can expect the following:

- A fair cash offer or flexible terms.
- No need for repairs, cleaning, or renovations.
- No real estate agent commissions or hidden fees.
- A quick and easy closing process on your timeline.

I understand you may not have been planning to list your property, but if you have ever considered selling or simply want to know what a cash offer would look like, I would appreciate the opportunity to speak with you.

Please feel free to call or text me at [Your Phone Number] at your convenience. Thank you for your time.

Sincerely,

[Your Name]  
[Your Company Name, if applicable]