

[Your Name/Company Name]
[Your Phone Number]
[Your Email Address]
[Your Website]

[Date]

Dear Neighbor,

I am writing to let you know that I recently purchased the property at **[Property Address]** for cash in "as-is" condition.

As a local real estate investor, I specialize in buying fixer-uppers directly from homeowners. Because I buy with cash, there are no bank appraisals, no repairs required, and no realtor commissions involved. This allows for a very fast and stress-free closing process.

I am currently looking to purchase more properties in [Neighborhood Name]. If you have a house that needs work, or if you simply want a quick, private cash sale without the hassle of listing it on the market, I would love to make you an offer.

Why homeowners work with me:

- I pay all closing costs.
- I buy in any condition (no cleaning or repairs needed).
- I can close in as little as [Number] days.
- There are no fees or commissions.

If you are interested in a no-obligation cash offer, please call or text me at **[Your Phone Number]**.

Best regards,

[Your Name]