

[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 helped a homeowner sell their property at **[Property Address]**. This was an off-market transaction, meaning it was sold directly to a buyer without ever being listed on the public market or requiring open houses.

The property was a "fixer-upper" that needed significant repairs. Despite the condition, we were able to secure a fast, all-cash closing that allowed the seller to move on without the stress of cleaning, making repairs, or paying agent commissions.

Because of this recent sale, I am currently working with several investors and buyers specifically looking for homes in **[Neighborhood Name]** that may need some "TLC."

If you have considered selling a property "as-is," or if you have a home that needs more work than you want to handle, please reach out. I can provide a no-obligation cash offer and show you how an off-market sale can save you time and money.

Best regards,

[Your Signature]

[Your Printed Name]
[License Number, if applicable]