

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

[Date]

Property Owner
[Owner's Mailing Address]
[City, State, Zip]

Dear Neighbor,

I am writing to let you know that I recently purchased the property located at **[Address of Just Sold Property]**.

As a local real estate investor, I specialize in buying homes in "as-is" condition. This means the previous owners were able to sell quickly for cash without making any repairs, cleaning the property, or paying traditional Realtor commissions.

I am looking to acquire one or two more properties in your specific neighborhood this month. If you have ever thought about selling your home, I would love to make you a fair, no-obligation cash offer.

Benefits of selling to me:

- **No Repairs:** I buy in any condition.
- **No Clean-out:** Take what you want, leave the rest.
- **Fast Closing:** We can close on your timeline (as fast as 7 days).
- **No Fees:** No commissions or hidden closing costs.

If you would like to receive a cash offer or simply want to know what your home might be worth in an "as-is" sale, please give me a call or text at **[Your Phone Number]**.

Sincerely,

[Your Name]