

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

[Date]

To the Resident at [Property Address],

I am writing to share some important news regarding a property in your immediate area. I recently handled the sale of the property located at **[Address of Sold Property]**.

This home was sold in "**As-Is**" condition. This means the sellers did not have to make any repairs, clean the property, or deal with any of the typical stresses of a traditional market listing. They were able to walk away with a fair price and a quick closing.

Because of this recent sale, I am currently working with several investors and cash buyers who are looking for additional properties in your neighborhood specifically. They are searching for homes that may need work or owners who prefer a fast, private transaction without the hassle of open houses or inspections.

If you have ever thought about selling, regardless of your home's current condition, now is an ideal time.

I can provide you with:

- A no-obligation cash offer.
- A closing date on your timeline.
- Zero commissions or hidden fees.
- No need to fix a single thing.

If you are curious about what your home could sell for in its current state, please give me a call or send me a text at **[Your Phone Number]**.

Best regards,

[Your Name]
[Your Professional Title]
[License Number, if applicable]