

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

[Date]

Dear Neighbor,

My name is [Your Name], and I am a local real estate investor. I am writing to let you know that I recently purchased the property located at **[Address of Sold Property]** in your subdivision.

Because I buy properties directly with cash, the sale was fast, required no repairs, and involved no Realtor commissions. I am currently looking to acquire one or two more homes in [Subdivision Name] to add to my portfolio.

If you have considered selling your home, I would love to make you a fair, all-cash offer. When you sell to me:

- **No Repairs Needed:** I buy in "as-is" condition.
- **No Commissions:** You save 6% by not using an agent.
- **No Showings:** Skip the stress of open houses and cleanings.
- **Fast Closing:** We can close on the date of your choice.

There is no obligation and no pressure. If you are curious about what a cash offer for your home would look like, please give me a call or text at **[Your Phone Number]**.

Best regards,

[Your Name]
[Company Name]