

[Date]

Dear Neighbor,

I am writing to share some exciting news regarding the townhouse located at **[Property Address]**. I recently represented the buyer in the purchase of this home, and I am pleased to announce that the sale has successfully closed.

Because my client was a **Cash Buyer**, we were able to ensure a quick, seamless transaction with no financing contingencies. This sale confirms that there is still incredibly high demand for townhouses in [Community Name].

During our search, I encountered several other qualified cash buyers who are still looking for a home in this specific community. If you have considered selling your property, now is an excellent time to capitalize on this demand without the stress of traditional bank inspections or long closing periods.

If you are curious about the new market value of your home following this recent sale, or if you would like to discuss a potential off-market deal, please feel free to reach out.

Best regards,

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