

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

[Date]

Dear Neighbor,

I am writing to let you know that I recently helped a homeowner at **[Property Address]** sell their property quickly and for cash.

Many homeowners in our area are currently facing difficult situations, such as mounting repairs, behind-on payments, or inherited properties that have become a burden. I specialize in helping people in these exact scenarios by purchasing properties "as-is"-meaning no repairs, no cleaning, and no stressful showings are required.

If you or someone you know is feeling overwhelmed by a property, please know that there are options available to get a fresh start. We can close on your timeline and handle all the paperwork.

Benefits of our process:

- No real estate commissions or fees.
- We buy in any condition (no repairs needed).
- Close in as little as [Number] days.
- Immediate cash relief.

If you would like a no-obligation cash offer or just want to discuss your options, please give me a call directly at **[Your Phone Number]**.

Best regards,

[Your Name]
[Your Title/Company]