

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Exclusive Cash Offer for [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing your property located at [Property Address]. I am looking to buy a home specifically on [Street Name] and would like to make you an exclusive cash offer.

By selling directly to me, you can benefit from the following:

- **All-Cash Offer:** No waiting for bank financing or appraisals.
- **As-Is Sale:** You do not need to make any repairs, clean, or paint.
- **No Commissions:** Since there are no agents involved, you save on commission fees.
- **Quick Closing:** We can close on the date of your choice, as early as [Number] days.

There is no obligation to accept this offer. If you have any interest in selling or simply want to know what your property is worth in today's market, please contact me directly.

Call or Text: [Your Phone Number]

Email: [Your Email Address]

I look forward to hearing from you soon.

Sincerely,

[Your Name]

[Your Company Name, if applicable]