

[Date]

[Property Owner Name]  
[Owner Mailing Address]  
[City, State, Zip]

Re: Property located at [Property Address]

Dear [Owner Last Name],

My name is [Your Name] and I am writing to you because I am interested in purchasing your property located at [Property Address].

I am looking to buy a house in this specific neighborhood and I noticed your property. I am a private buyer, not a real estate agent, and I am interested in making an all-cash offer to purchase your home in its current "as-is" condition.

**Benefits of selling to me:**

- **Cash Payment:** No waiting for bank financing or appraisals.
- **No Repairs:** You don't need to fix, clean, or paint anything.
- **No Commissions:** Since there are no agents involved, you save on commission fees.
- **Flexible Closing:** We can close on the date that works best for your schedule.

If you have any interest in selling, or if you would just like to know what a cash offer would look like, please give me a call or send me a text at **[Your Phone Number]**.

Thank you for your time and I look forward to hearing from you.

Sincerely,

[Your Name]  
[Your Phone Number]  
[Your Email Address]