

[Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Re: Property at [Property Address]

Dear [Owner Name],

My name is [Your Name] and I am a local investor interested in purchasing properties in your neighborhood. I am writing to you because I would like to make a fair, all-cash offer for your property located at [Property Address].

I buy houses in "as-is" condition, which means:

- You do not need to make any repairs or clean the property.
- There are no realtor commissions or hidden fees.
- I pay for all closing costs.
- We can close on the date of your choice (as fast as 7 days).

If you have been thinking about selling, or simply want to know what a cash offer would look like without any obligation, please give me a call or send me a text.

**Phone:** [Your Phone Number]

**Email:** [Your Email Address]

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

Sincerely,

[Your Name]

[Your Company Name, if applicable]