

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

[Date]

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

Re: Property at [Property Address or Street Name]

Dear [Property Owner Name],

My name is [Your Name] and I am reaching out because I am interested in purchasing a property on [Street Name]. While driving through the neighborhood, I noticed your property and wanted to see if you would be open to receiving an offer.

I am a private cash buyer looking for a property in "As-Is" condition. This means:

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

If you have any interest in selling, or if you simply want to know what a cash offer would look like for your home, 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.

Best regards,

[Your Signature]
[Your Printed Name]