

[Your Name/Company Name]
[Your Phone Number]
[Your Email Address]
[Date]

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

Re: Property at [Property Address]

Dear [Property Owner Name],

My name is [Your Name] and I am a private real estate investor interested in purchasing your property located at [Property Address].

I am looking to buy a home in your neighborhood "as-is." This means:

- I pay in all cash.
- I cover all closing costs.
- No repairs or cleaning are necessary.
- No real estate agent commissions or fees.
- We can close on the date of your choice.

If you have considered selling, or if you simply want to know what a cash offer would look like for your property, please give me a call or send me a text at **[Your Phone Number]**.

There is no obligation, and our conversation will be completely confidential.

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

Best regards,

[Your Signature]
[Your Printed Name]