

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

[Date]

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

Re: Property located at [Property Address]

Dear [Owner Name],

I am writing to you because I am interested in purchasing the property listed above. I frequently look for homes in [Neighborhood/Area Name] that may need some extra attention or a quick sale.

I understand that owning a property can sometimes become a burden, especially if it requires expensive repairs or if your circumstances have changed. I would like to offer you a simple, hassle-free way to sell the property in its current condition.

Why consider working with me?

- **As-Is Purchase:** You do not need to clean, paint, or make any repairs.
- **All Cash:** I can provide a cash offer, which simplifies the closing process.
- **No Commissions:** Since I am a private buyer, you won't have to pay agent fees.
- **Quick Closing:** We can close on your timeline, whether that is in 10 days or two months.

If you have any interest in selling, or if you would just like 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]**.

There is no obligation and our conversation will remain completely confidential.

Thank you for your time, and I hope to hear from you soon.

Sincerely,

[Your Name]