

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

[Date]

[Recipient Name]
[Recipient Company]
[Recipient Address]

Subject: Referral for Inherited Property at [Property Address]

Dear [Recipient Name],

I am writing to refer a potential investment opportunity regarding the property located at [Property Address].

The owners of this property recently inherited the estate and are looking for a simplified, cash-based exit strategy. Given the current condition of the home and the family's desire for a quick closing without making repairs, I believe this asset aligns perfectly with your investment criteria.

Key details of the property include:

- Property Type: [e.g., Single Family Residential]
- Estimated Square Footage: [Number]
- Current Status: [e.g., Vacant/Probate completed]
- Estimated Market Value (As-Is): \$[Amount]

I have already spoken with the heirs, and they are open to receiving a fair offer from a professional investor. Please let me know if you would like to review the full property file or schedule a walkthrough.

I look forward to hearing from you and potentially working together on this transaction.

Best regards,

[Your Signature]

[Your Printed Name]