

[Date]

[Property Owner Name]

[Property Address]

[City, State, Zip]

Dear [Owner Name],

I noticed that your property at [Property Address] was recently taken off the market. I am writing to you because I am a local real estate investor, and I am interested in purchasing your property exactly as it sits.

When a listing expires, it usually means the traditional market process didn't work for your specific needs. Working with an investor like me is different because:

- I buy properties in "as-is" condition (no repairs or cleaning needed).
- I pay in cash, so there are no bank delays or financing contingencies.
- I pay all closing costs, so there are no hidden fees or commissions.
- We can close on your preferred timeline-whether that is in 7 days or 30 days.

If you are still interested in selling and would like a fair, no-obligation cash offer, please contact me directly.

You can reach me at [Phone Number] or [Email Address]. I look forward to hearing from you.

Best regards,

[Your Name]

[Your Company Name]

[Your Website]