«Recipient»  
«Recipient\_Address»  
,

**Re: Your property at «Site\_Address», «Site\_City», «Site\_State»**

,

My name is and I am a real estate . I’m writing you today regarding your property at **«Site\_Address»**.

I represent a local investor who is interested in purchasing your property.

If you’ve considered selling, give me a call. You’ll benefit by:

* avoiding the hassle of having your private sale broadcast to the public in the MLS;
* an “all cash” transaction without a time-consuming financing contingency;
* having a short escrow period — you can close in as little as 10 days;
* experiencing a well-managed transaction;
* avoiding the inconvenience of opening your home to dozens of people;
* eliminating privacy and security concerns; and
* receiving top market value.

My client buys properties in any condition — “as-is.” No repairs or termite clearance are required for closing. If your property is rented, we’ll honor any existing agreements you have with your tenants.

For more information on this offer, or a Comprehensive Market Analysis, call me!