

**Attention: Selling your property at <<123 Street Address>>? I'm a private buyer willing to buy it in cash and as soon as possible. Please read below for my offer.**

I was driving around the other day looking for a property to buy in your area. And then that I saw yours at <<123 Street Address>> in <<City>>. I would like to offer to buy it as soon as possible. I'm willing to pay you in cash and close on the date of your choice. You don't need to worry about paying any realtor commissions since I'm a private buyer.

However, I understand if you are not yet willing to sell your property at this time. I may contact you again in the near future. I hope you realize that it is always great to have a list of potential buyers just in case you decide to sell your house later on.

Interested? Please give me a call at <<PHONE>> today. You may also visit my website at <<WEBSITE>> where you can tell me the best time I can call you.

Sincerely yours,

<<Your First Name>> <<Your Last Name>>

**I'll Pay CASH for  
{!property\_address}**

**and Close Fast! Call me at 888-555-1234**

---

{!user\_company\_name}  
{!user\_company\_address}  
{!City, State Zip}

PSRT STD  
U.S. POSTAGE  
PAID  
CHESTERFIELD, MO  
PERMIT #28

{!First Name Last Name}  
{!Address One}  
{!Address Two}  
{!City, State Zip}

Postal Bar Code