

**Attention: Private buyer looking to buy your property at <<123 Street Address>> in cash as soon as possible. Read below for more information.**

I was in your area the other week to check out properties for sale. That's when your house at <<123 Street Address>> in <<City>> caught my attention. And because of that, I would like to make an offer to buy your property in cash and close on the date of your choice. I'm a private buyer so you do not have to worry about paying any realtor commissions.

I understand if you don't wish to sell your property yet. I'll just follow it up with you again in the future. Remember, it's always better to have potential buyers lined up in case you wish to sell it later on.

If you're interested, please call <<PHONE>> today. Alternatively, you may also visit my website at <<WEBSITE>> where you can tell me when I can follow up with 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**

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{!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