**6/22/22**

**RE: «Address», «City», «State», «Zip»**

**«Owner\_1\_First\_Name» «Owner\_1\_Last\_Name»**

**«Mailing\_Address» «Mailing\_Unit\_»**

**«Mailing\_City», «Mailing\_State», «Mailing\_Zip»**

Dear «Owner\_1\_First\_Name» «Owner\_1\_Last\_Name»,

My name is **John Peter**, I am interested in buying your apartment building at «Address».

I am an experienced local investor and currently own several investment properties. I have a down payment and I’m looking to buy larger properties …just like yours. I’m also pre-approved with XYZ Bank.

I got your name through a public records search. I am **NOT** a realtor.

**When I buy a property**

* You won’t need to fool around listing your property with a realtor and all the Headaches that go along with it.
* I will buy the property As-Is. You won’t need to fix anything before you sell.
* You won’t have to pay realtor commissions. You save thousand$!
* I can complete the sale quickly. You don’t have to worry if your buyer will actually be able to close.
* Avoid endless negotiations and an uncertain sales price; you will know exactly what you will sell it for.

My goal is to make this very easy for you. I will remove all the stress!

**Please Call or text me at 123-456-789 right away!**

**Or email me at** [**john@peter.com**](mailto:john@peter.com) **for a quick response.**

I am also looking at other properties and I can only buy one or two right now!

Call me right away to have yours considered!

Thanks,

**John Peter**

**123-456-789  
'P.S. If I am unable to answer when you call, please leave a voice mail and I will get back ASAP!'**