

Dear David,

My name is Ed; my father Albert and I are looking to buy a duplex similar to your property on 5347 Angelina Ave. We work as contractors, and would be willing to buy your property regardless of what shape it's in and fully in cash. We're currently just starting to reach out to some owners in your area with similar properties, and would appreciate the opportunity to hear from you to discuss this further.

Please give me a call if you're interested in selling your property.

My father and I are looking to purchase a duplex up to \$350,000 and would be happy to discuss an offer with you. We would also be ok with purchasing in cash directly from you to save on agents' commissions.

Sincerely,

Ed & Albert Beluli

Phone: 916-905-7281

Email: ebelul2@gmail.com