

Dear *first name*,

Hi! My name is Phill Grove. I would like to

\$ BUY \$

your house FOR CASH
at *property address*, Austin, TX.

Please call me at 512-473-5555 - I look forward to
speaking with you.

Warm Regards,
Phill

P.S. I see lots of great deals in this neighborhood so in the event that you don't want to
sell your rental property but are instead looking to acquire more properties, give me a
call and I'll send you my best wholesale deals first!