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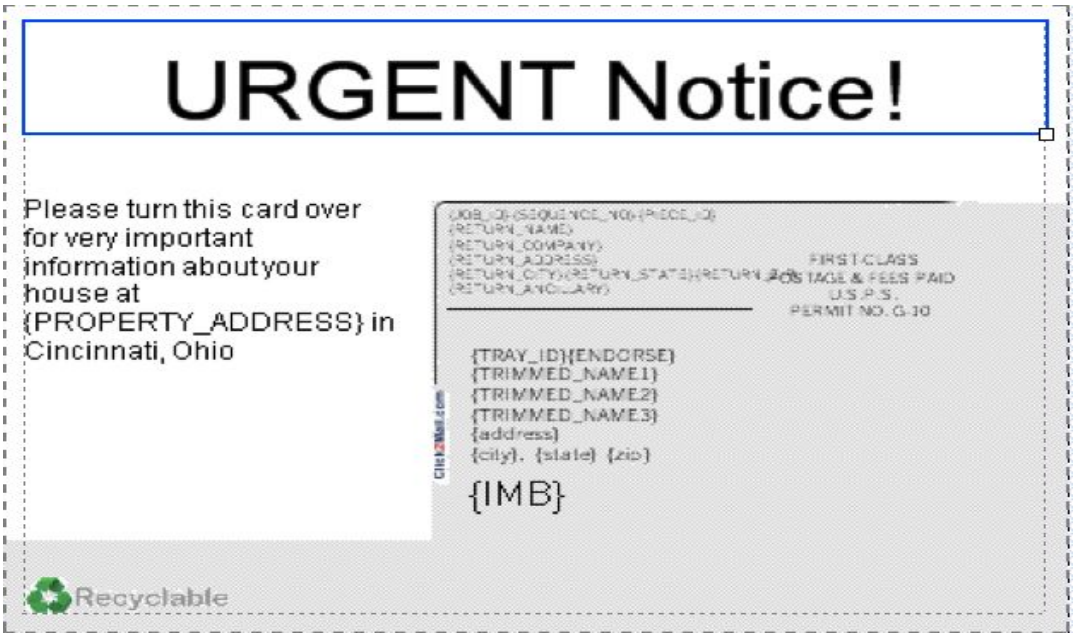
Back of postcard:

Attention: {OWNER_NAME} – I want to buy your property at {PROPERTY_ADDRESS}, 'as is', make you a 'cash' offer, and close on the date you choose.

I have been trying to contact you for the past few weeks regarding your property at {PROPERTY_ADDRESS} in Cincinnati. Unfortunately, I have not been successful, so as a last resort I have sent you this postcard in the hopes that you will respond back soon. I did some research in the public records about this property and wanted to find out if you were thinking of selling it. I want to make things as easy as possible for us to do business.

I am not sure of the condition inside but it would not be a problem if the property needs some work. I would also buy the property with the tenants there so you won't have to ask them to move out AND I will even be willing to help you by paying for some or all of your closing costs.

I took the time to record a message about my offer to buy your property. Please take a moment and listen to my message by calling xxx-xxx-xxxx. You can call 24 hours a day, 7 days a week.

Please call as soon as possible. I am very anxious to hear from you.

Front of postcard: