

Now, immediate sale of your luxury home –

***Are You Facing Financial Disaster Because Your
Luxury Home Sits and Sits and Sits — With No Qualified
Prospects in Sight?***

**THE MOST IMPORTANT REAL ESTATE OFFER YOU WILL EVER READ IF YOU MUST
SELL YOUR HOME IMMEDIATELY — SAVING THOUSANDS OF DOLLARS AND
WALKING AWAY WITH CASH IN YOUR POCKET**

Dear <Homeowner's Name>,

Our records indicate you may be having trouble selling your luxury home. Or you may need to sell it faster than the current market dictates. Can you afford to wait out the current <200+> days it takes to sell most luxury homes in your area?

Many economists predict a major slow down in the housing market. Can you survive a 300 or 400 day selling ordeal? What if it doesn't sell at all?

Failure to sell your home can start a “financial tailspin.”

Imagine buying necessities using high interest credit cards. Or driving down to your bank to clean out your savings account. Or robbing your retirement plan, leaving your “golden years” in jeopardy with vacations to Europe or Asia going up in smoke. What if your monthly income is annihilated because you have two house payments?

Imagine a financial black hole sucking in the cash you reluctantly obtained by cashing in all your stocks, bonds, and mutual funds. But this is not the worst it can get.

You may have to take a very humiliating step like asking your in-laws for a quick loan. Recently, a local gentleman waited too late. He had to sell his much prized Lexus and buy a used Ford Focus to drive around in. Ouch, that will really make you feel poor.

Worse you can end up bankrupt or in foreclosure, affecting your financial future. Have you heard about the new bankruptcy laws?

Job performance can be affected. How can you do your job when you have that nagging

worry about your house sitting idly by devouring your money and your future?

Your situation may be temporary due to relocation, divorce, job loss, unanticipated medical or other expenses. *Don't let this temporary situation turn into a long term financial nightmare.*

Even if you have the money to ride it out, do you really want to lose good money?

My name is < name >and I live in your community. I can help you even if your are behind on your mortgage payments, facing foreclosure, or staring at months and months of double payments. I am associated with a wealthy group of private investors, interested in luxury homes in your area .

We have millions in reserve for buying homes like yours and we act immediately!

You may think it is hopeless, that “no one could profit from buying my home.” We have developed specialized marketing plans and business contacts that make many properties like yours sellable. If you will give me a few minutes of your time, we can work out a solution to fit your needs.

My investor group has successfully bought and sold thousands of luxury homes across the United States. Current funds, however, will move fast and there may not be another round due to changing economic conditions. Investment money may soon migrate to more lucrative areas. Act now to insure you won't miss this opportunity. You may not get another chance.

Save yourself thousands of dollars on unnecessary mortgage payments as well as an embarrassing situation like asking your in-laws for a loan. Or showing up at the country club in a Ford Focus.

Sincerely,

<Name>

<Company Name>

<Phone #>

P.S. Ask for < name > at <phone#> to sell your house immediately. I can help you make up back payments with cash to spare if you need moving or other kinds of expenses. We can work together to get it done if you'll pick up the phone now.