

Acme Investments, LLC
123 Commerce Avenue
Suite 500
Cityville, State 12345

June 18, 2024

Mr. John Smith
Smith Realty Group
456 Market Road
Townsville, State 67890

RE: Letter of Intent to Purchase Commercial Property at 789 Main Street, Cityville, State

Dear Mr. Smith,

This letter serves as an offer and letter of intent ("LOI") by Acme Investments, LLC ("Buyer") to purchase the commercial real estate property located at 789 Main Street, Cityville, State ("Property") from Smith Realty Group ("Seller") under the following terms and conditions:

- **Purchase Price:** \$2,000,000 (Two Million Dollars)
- **Earnest Money Deposit:** \$50,000 upon execution of Purchase Agreement
- **Due Diligence Period:** 45 days from the date of executed Purchase Agreement
- **Closing Date:** Within 30 days after the conclusion of Due Diligence Period
- **Contingencies:** Subject to satisfactory completion of due diligence, financing, and review of all property documents

This letter is intended solely as an expression of interest and does not constitute a binding agreement. A definitive Purchase and Sale Agreement shall be negotiated in good faith by both parties.

If these terms are acceptable, please acknowledge receipt of this letter, after which our team will promptly forward a formal agreement for your review.

Sincerely,

Jane Doe
Acquisitions Manager
Acme Investments, LLC
jane.doe@acmeinvestments.com
(555) 123-4567