"Hi, is this [Homeowner’s Name]? My name is [Your Name], and I work with investors in your area. I’m not sure if I have the right person—but I was calling to see if you’d ever consider selling your property at [Address] if the price made sense?"

Price:

 "If you were to sell, do you have a price in mind?"

Motivation:

 "What’s making you consider selling now?"

Agent:

 "Have you spoken to a realtor yet or are you looking to do this on your own?

Off-Market Inquiry + Transition:

"Would you prefer to keep this as an off-market sale, or are you open to listing it publicly?"

Perfect—based on what you’ve shared, our agent will follow up shortly with the best possible offer tailored to your situation."