

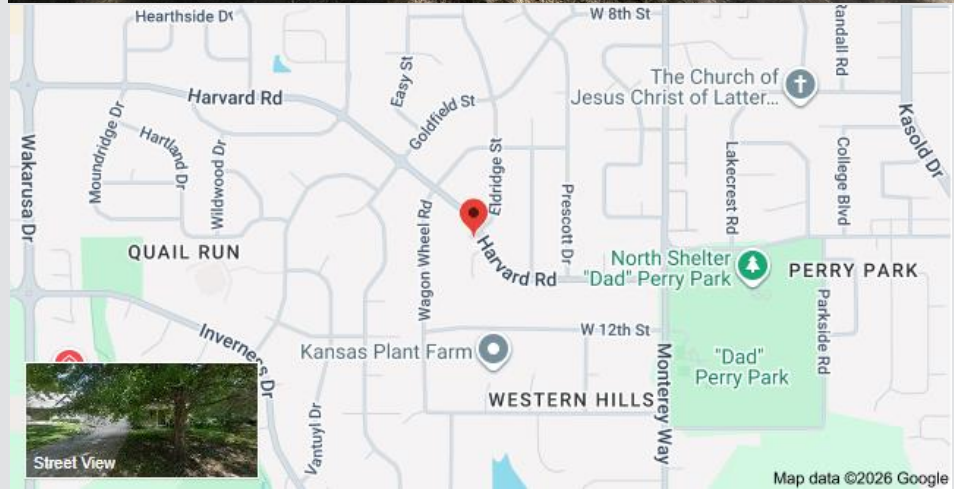


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

1101 Somerset Cir,
Lawrence, KS 66049



BEDROOMS	5
BATHROOMS	2.1
GARAGE	2
SQUARE FEET	2,346 sqft
STARTING PRICE	\$299,000
ARV	\$475,000

Notices and Disclosures

- INDEPENDENT VERIFICATION REQUIRED:** Any estimates, information, or media (photos/videos) provided regarding this property are solely for your convenience. All details about the property's condition, specifications, or potential investment strategy, including renovation estimates and property dimensions, are based on limited knowledge and should not be relied upon without further verification. Buyers are responsible for conducting their own due diligence to ensure accuracy of all relevant data and figures. SBD Housing Solutions and its affiliates have not toured or inspected the property and provide the Analysis Report as a tool for further investigation. Buyer shall remain solely responsible for validating and verifying all information contained in all marketing packets.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



3428 Trail Road	\$401,000
Lawrence, KS 66049	Sold
Beds ↓ 1	4
Baths	2.1
Sq. Ft. ↓ 16%	2002
Garage Spaces ↑ 2	2
Year Built ↓ 15	1976
Listing Details	
Orig. Price	\$414,900
List Price	\$414,900
Sold Price 96.6%	\$401,000
Price per Sq. Ft.	\$200
Sold Date	08/19/2026
Days on Market	50



413 Terri Court	\$425,000
Lawrence, KS 66049	Sold
Beds ↓ 1	4
Baths	2.1
Sq. Ft. ↓ 0.17%	2372
Garage Spaces ↑ 2	2
Year Built ↑ 1	1992
Listing Details	
Orig. Price	\$465,000
List Price	\$425,000
Sold Price 100%	\$425,000
Price per Sq. Ft.	\$179
Sold Date	07/12/2026
Days on Market	119



1029 Eldridge Street	\$432,000
Lawrence, KS 66049	Sold
Beds ↓ 1	4
Baths ↑ 0.9	3.0
Sq. Ft. ↑ 12%	2661
Garage Spaces ↑ 2	2
Year Built ↑ 2	1993
Listing Details	
Orig. Price	\$415,000
List Price	\$415,000
Sold Price 104.1%	\$432,000
Price per Sq. Ft.	\$162
Sold Date	05/25/2026
Days on Market	2