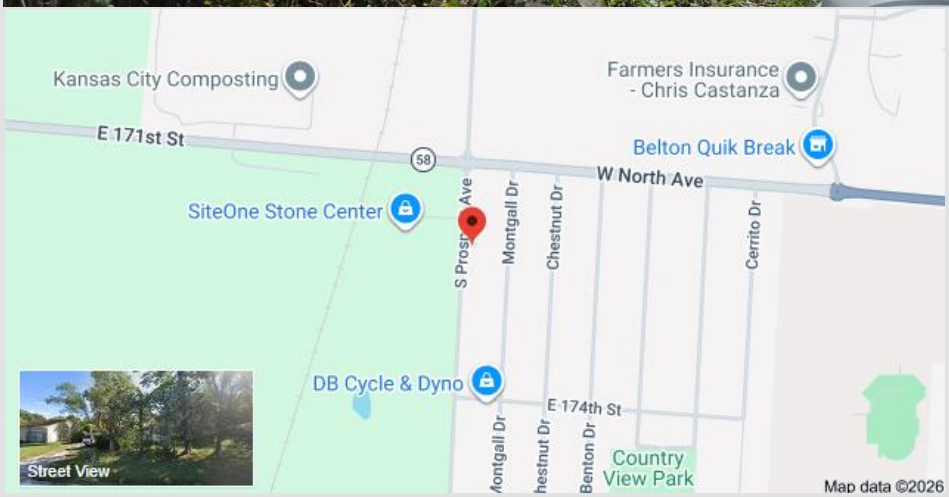
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

17217 S Prospect Ave
Belton, MO 64012

BEDROOMS	3
BATHROOMS	1
GARAGE	1
SQUARE FEET	912 sqft
STARTING PRICE	$110,000
ARV	$225,000





Notices and Disclosures

1. 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 remains solely responsible for validating and verifying all information contained in all marketing packets.
2. PROPERTY ACCESS RESTRICTIONS: You are not authorized to access the property on your own. All access must be arranged through an inspection scheduled with an authorized SBD Housing Solutions agent or broker.
3. NON-REPRESENTATION CLAUSE: SBD Housing Solutions is a licensed Brokerage in the state of Missouri & Kansas. Its employees, agents, and affiliates do not represent you in this transaction. Please reference the brokerage disclosure form included with contract packet for more information on agency & relationships.
4. INVESTMENT RISK DISCLOSURE: Real estate investment carries inherent risks, which may result in significant losses. You should assess if this form of investing aligns with your financial goals and risk tolerance.
5. CONFIDENTIALITY NOTICE: The information contained in this Property Analysis Report is confidential and intended solely for the use and benefit of SBD Housing Solutions investors. This information is not intended to be made available to the general public and should not be shared without express written consent of SBD Housing Solutions.
6. COPYRIGHT NOTICE: All content in this Property Analysis Report is owned by SBD Housing Solutions and is protected by U.S. copyright law. Unauthorized copying, distribution, modification, or use of this material is prohibited without prior written consent.



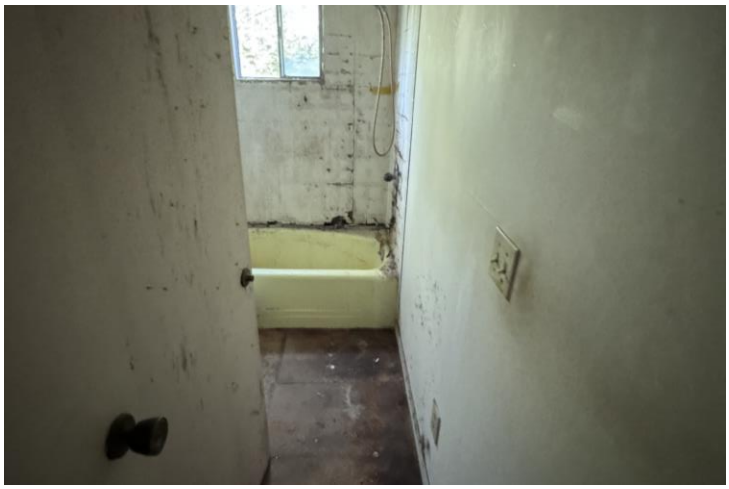
















SBD HOUSING SOLUTIONS

COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



17226 Chula Vista Drive Belton, MO 64012	$235,000 Sold
Beds	3
Baths	1.0
Sq. Ft. ↑ 9.65%	1000
Lot Size ↑ 4.44%	17424
Garage Spaces	1
Listing Details	
Orig. Price	$239,000
List Price	$239,000
Sold Price 98.3%	$235,000
Price per Sq. Ft.	$235
Sold Date	10/22/2026
Days on Market	43



17223 Chula Vista Drive Belton, MO 64012	$235,000 Sold
Beds ↑ 1	4
Baths	1.0
Sq. Ft. ↑ 32%	1200
Lot Size ↓ 100%	0
Garage Spaces ↓ 1	0
Listing Details	
Orig. Price	$245,000
List Price	$241,000
Sold Price 97.5%	$235,000
Price per Sq. Ft.	$196
Sold Date	07/22/2026
Days on Market	31



17210 Chestnut Drive Belton, MO 64012	$198,000 Sold
Beds ↑ 1	4
Baths	1.0
Sq. Ft. ↑ 32%	1200
Lot Size ↑ 4.44%	17424
Garage Spaces	1
Listing Details	
Orig. Price	$185,000
List Price	$185,000
Sold Price 107%	$198,000
Price per Sq. Ft.	$165
Sold Date	06/23/2026
Days on Market	3