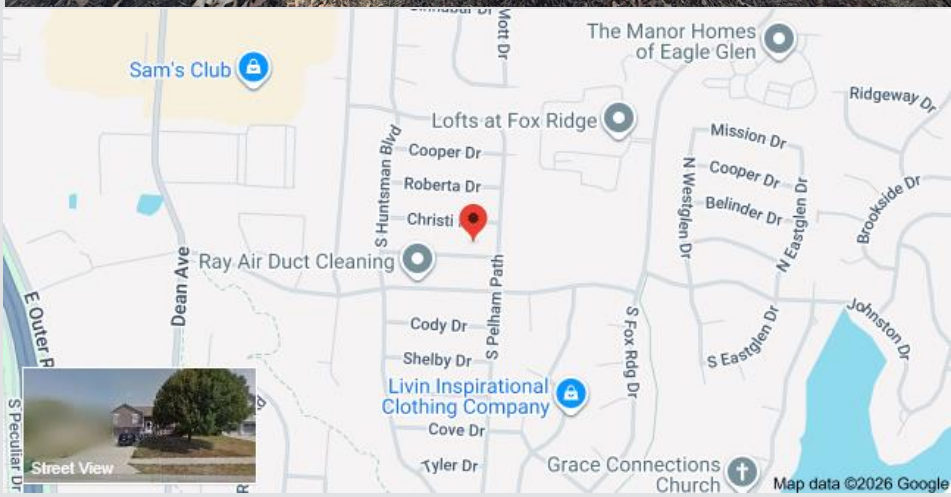
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

207 NW Oxford Ln Lee's Summit, MO 64063

BEDROOMS	5
BATHROOMS	3.1
GARAGE	2
SQUARE FEET	3,000+ sqft
STARTING PRICE	$349,000
ARV	$540,000





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.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions

COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
208 NW Oxford Ln Lees Summit, MO 64063-2119				407 NW Lincolnwood Dr Lees Summit, MO 64063-2106				407 NW Obrien Rd Lees Summit, MO 64063-2116			
0.03 miles NW				0.14 miles SW				0.14 miles NW			
		$ 500,000				$ 540,000				$ 375,000	
$ 242.72 sq.ft.				$ 322.97 sq.ft.				$ 160.81 sq.ft.			
HrtlndMLS#2553837;DOM 53				HrtlndMLS#2578446;DOM 10				HrtlndMLS#2622786;DOM 8			
DNA,KC Data, Realist, Peer				DNA,KC Data, Realist, Peer				DNA,KC Data, Realist, Peer			
DESCRIPTION			+(-) $ Adjustment	DESCRIPTION			+(-) $ Adjustment	DESCRIPTION			+(-) $ Adjustment
ArmLth Conv;0				ArmLth FHA;0				ArmLth FHA;0			
s08/25;c07/25				s11/25;c10/25				s06/26;c06/26			
N;Res;				N;Res;				N;Res;			
Fee Simple				Fee Simple				Fee Simple			
12197 sf			0	13074 sf			0	14488 sf			0
N;Res;				N;Res;				N;Res;			
DT1.5;Trad				DT1.5;Trad				DT1.5;Trad			
Q4				Q4				Q4			
61				58			0	63			0
C3				C3				C3			
Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
7	3	3.1	0	8	4	3.1	0	8	4	3.1	0
2,060 sq.ft.			+50,652	1,672 sq.ft.			+71,604	2,332 sq.ft.			+35,964
1550sf1020sfin			+8,620	1070sf945sfwo			+10,120	1599sf0sfin			+29,020
1rr1br1.0ba0o			-2,500	1rr2br1.1ba1o			-5,000				+2,500
Average				Average				Average			
FWA C/Air				FWA C/Air				FWA C/Air			
ThermWndws				ThermWndws				ThermWndws			
2ga2dw				2gd2dw			0	2ga2dw			
CvPor, Patio				CvPor, Patio				CvPor, Patio			
Equip Kit. F/P2				Equip Kit. F/P2				Equip Kit, F/P			+1,000
Fence				Fence				Fence			
☒ + ☐ -			$ 56,772	☒ + ☐ -			$ 76,724	☒ + ☐ -			$ 68,484
Net Adj. 11.4 %				Net Adj. 14.2 %				Net Adj. 18.3 %			
Gross Adj. 12.4 %			$ 556,772	Gross Adj. 16.1 %			$ 616,724	Gross Adj. 18.3 %			$ 443,484