

PROPERTY ANALYSIS REPORT

A photograph of a single-story house with beige horizontal siding and a dark grey shingled roof. The front door is dark green with a semi-circular transom window. To the left of the door is a large multi-paned window with dark shutters. To the right is a smaller window with dark shutters. A black mailbox is mounted on the wall to the right of the door, displaying the number '2401'. A concrete path leads from the foreground, through tall green grass, to a set of concrete steps leading up to the front door. The house is surrounded by mature trees, and the sun is visible in the upper left, creating a lens flare.

A map of Grays Park, Missouri, with a red location pin on Ruckett Rd. The map shows various landmarks and businesses, including Boulevard Drive-In Theatre, Missouri Organic Recycling, Grays Park Apartments, TA Edison, Handyman USA, Puckett Pointe, Sway Coffee Roasters, and Rosedale Disc Golf Courses. It also displays parks like Rosedale Park and Grays Park, and landmarks like Turkey Creek and Highway 35. A street view inset shows a house on a grassy lot.

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 remain 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.

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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



3748 Springfield Street Kansas City, KS 66103	\$219,500 Sold
Beds	2
Baths	1.0
Sq. Ft. ↑ 17%	843
Lot Size ↓ 100%	0
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$245,000
List Price	\$229,000
Sold Price 89.6%	\$219,500
Price per Sq. Ft.	\$260
Sold Date	03/09/2026
Days on Market	97



4339 Lloyd Street Kansas City, KS 66103	\$210,000 Sold
Beds	2
Baths	1.0
Sq. Ft. ↑ 11%	801
Lot Size ↓ 75%	3485
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$220,000
List Price	\$220,000
Sold Price 95.5%	\$210,000
Price per Sq. Ft.	\$262
Sold Date	11/16/2025
Days on Market	14



4449 Springfield Street Kansas City, KS 66103	\$215,000 Sold
Beds	2
Baths	1.0
Sq. Ft. ↑ 6.67%	768
Lot Size ↓ 50%	6970
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$245,000
List Price	\$229,900
Sold Price 87.8%	\$215,000
Price per Sq. Ft.	\$280
Sold Date	10/09/2025
Days on Market	60