HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

1604 Stasi Ave
Raymore, MO 64083

BEDROOMS	3
BATHROOMS	1.1
GARAGE	1
SQUARE FEET	1,500+ sqft
STARTING PRICE	$101,900
ARV	$215,000





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.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



2222 Hickam Drive Kansas City, KS 66104	$199,900 Sold
Beds	3
Baths	1.0
Sq. Ft. ↑ 27%	1680
Garage Spaces	0
Year Built	1935
Listing Details	
Orig. Price	$199,900
List Price	$199,900
Sold Price 100%	$199,900
Price per Sq. Ft.	$119
Sold Date	08/25/2026
Days on Market	2



2015 Rowland Avenue Kansas City, KS 66104	$179,000 Sold
Beds ↑ 1	4
Baths	1.0
Sq. Ft. ↓ 3.33%	1276
Garage Spaces	0
Year Built	1935
Listing Details	
Orig. Price	$190,900
List Price	$179,000
Sold Price 100%	$179,000
Price per Sq. Ft.	$140
Sold Date	09/24/2025
Days on Market	90



1701 Cleveland Avenue Kansas City, KS 66104	$178,500 Sold
Beds	3
Baths	1.0
Sq. Ft. ↑ 63%	2148
Garage Spaces ↑ 1	1
Year Built ↓ 25	1910
Listing Details	
Orig. Price	$175,000
List Price	$172,500
Sold Price 103.5%	$178,500
Price per Sq. Ft.	$83
Sold Date	10/14/2026
Days on Market	73