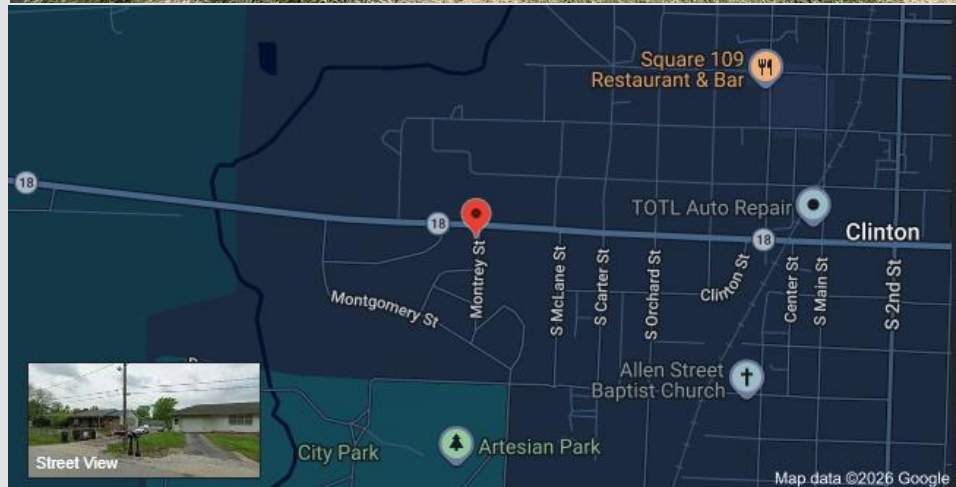




PROPERTY ANALYSIS REPORT

403 Montrey St
Clinton, MO 64735



BEDROOMS	3
BATHROOMS	2.1
GARAGE	2
SQUARE FEET	2,150 sqft
STARTING PRICE	\$130,900
ARV	\$260,000+

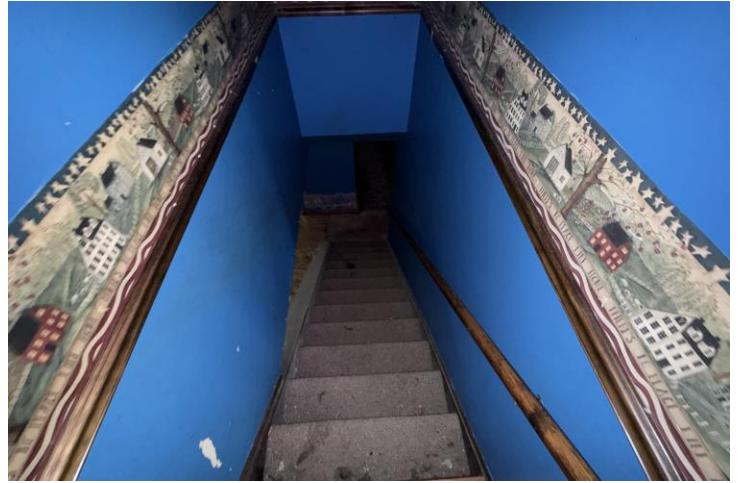
Notices and Disclosures

- 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.
- 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.
- 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.
- 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



1502 S Main Street Clinton, MO 64735	\$249,900 Sold
Beds	3
Baths	2.1
Sq. Ft. ↓ 5.58%	2030
Garage Spaces	2
Acres ↓ 100%	0
Listing Details	
Orig. Price	\$249,900
List Price	\$249,900
Sold Price 100%	\$249,900
Price per Sq. Ft.	\$123
Sold Date	04/10/2025
Days on Market	54



603 Montgomery Street Clinton, MO 64735	\$265,000 Sold
Beds	3
Baths	2.1
Sq. Ft. ↑ 2.33%	2200
Garage Spaces	2
Acres ↑ 3,807,592%	9900
Listing Details	
Orig. Price	\$265,000
List Price	\$265,000
Sold Price 100%	\$265,000
Price per Sq. Ft.	\$120
Sold Date	08/20/2025
Days on Market	9



109 S Vansant Street Clinton, MO 64735	\$268,000 Sold
Beds	3
Baths	2.1
Sq. Ft. ↓ 25%	1611
Garage Spaces	2
Acres ↑ 5,307,592%	13800
Listing Details	
Orig. Price	\$275,000
List Price	\$275,000
Sold Price 97.5%	\$268,000
Price per Sq. Ft.	\$166
Sold Date	07/19/2026
Days on Market	37