HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

4514 S Benton Ave
Kansas City, MO 64130

BEDROOMS	3
BATHROOMS	1
SQUARE FEET	921 sqft
STARTING PRICE	$82,500





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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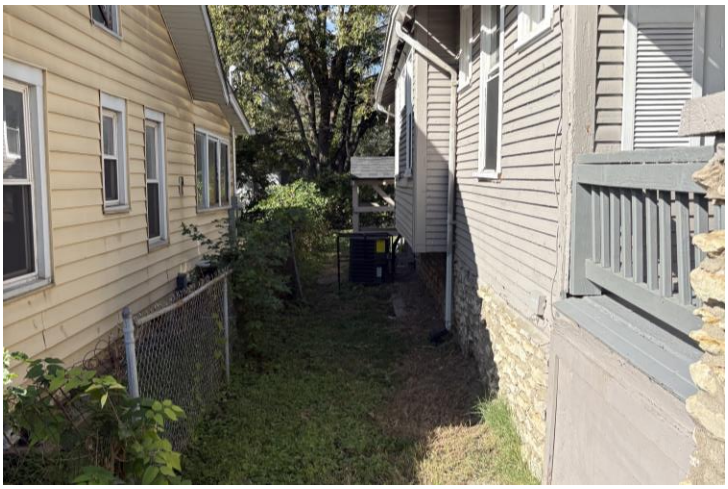














SBD HOUSING SOLUTIONS

COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



4430 Montgall Avenue Kansas City, MO 64130	$110,000 Cancelled
Beds ↓ 1	2
Baths	1.0
Sq. Ft. ↓ 9.23%	836
Garage Spaces	0
Acres	3928
Listing Details	
Orig. Price	$128,000
List Price	$110,000
Sold Price	-
Price per Sq. Ft.	$132
Sold Date	-
Days on Market	88



2303 E 41st Street E Kansas City, MO 64130	$75,000 Sold
Beds ↓ 1	2
Baths	1.0
Sq. Ft. ↓ 0.33%	918
Garage Spaces	0
Acres	4480
Listing Details	
Orig. Price	$89,000
List Price	$80,000
Sold Price 93.8%	$75,000
Price per Sq. Ft.	$82
Sold Date	03/01/2026
Days on Market	68



4411 Monroe Avenue Kansas City, MO 64130	$68,000 Sold
Beds	3
Baths	1.0
Sq. Ft. ↓ 32%	624
Garage Spaces	0
Acres	5271
Listing Details	
Orig. Price	$75,000
List Price	$75,000
Sold Price 90.7%	$68,000
Price per Sq. Ft.	$109
Sold Date	03/05/2026
Days on Market	11