

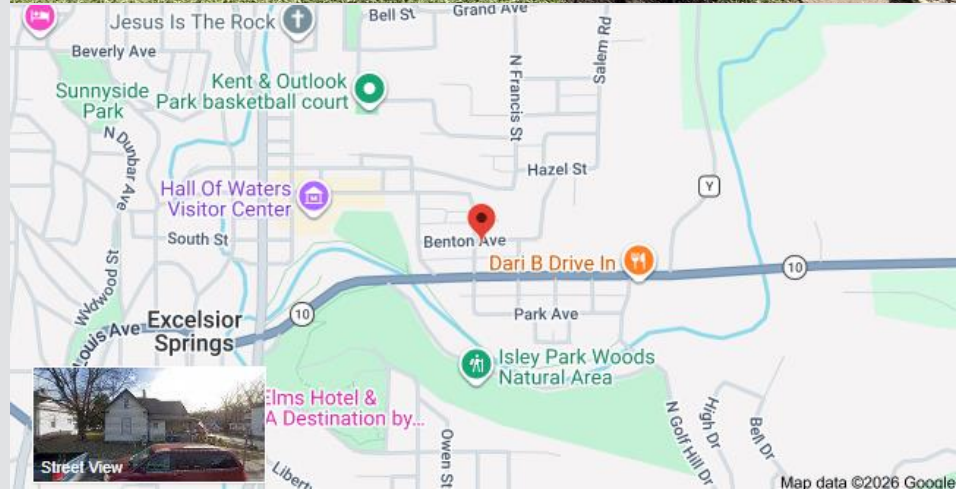


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

503 Benton Ave Excelsior
Springs, MO 64024

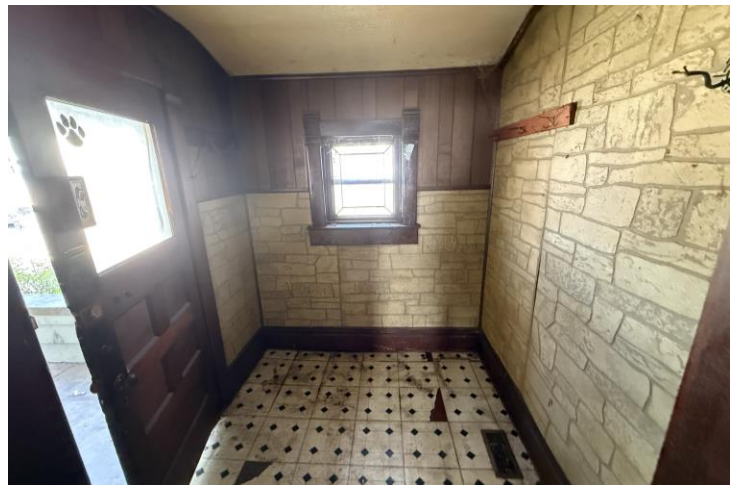


BEDROOMS	5
BATHROOMS	2
GARAGE	1
SQUARE FEET	1,553 sqft
STARTING PRICE	\$77,250
ARV	\$235,000

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.
- 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

808 Magnolia Ave			805 Saint Louis Ave			601 Isley Blvd		
Excelsior Springs, MO 64024			Excelsior Springs, MO 64024			Excelsior Springs, MO 64024		
0.69 miles W			0.83 miles SW			0.09 miles SE		
\$ 259,900			\$ 225,000			\$ 101,500		
\$ 92.56 sq.ft.			\$ 100.36 sq.ft.			\$ 43.45 sq.ft.		
MLS #2565417;DOM 10			MLS #2548158;DOM 38			MLS #2598244;DOM 3		
realtor/assessor/realquest			realtor/assessor/realquest			realtor/assessor/realquest		
DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
ArmLth			ArmLth			ArmLth		
Conv;0	0		FHA;8500	0		Conv;0	0	
s09/25;c08/25	+25,210		s08/25;c07/25	+20,475		s02/26;c01/26	+9,947	
N;Res;			N;Res;			N;Res;		
fee simple			fee simple			fee simple		
8276 sf	0		8276 sf	0		4620 sf	+8,000	
N;Res;			N;Res;			N;Res;		
DT2;multilevel			DT2;multilevel			DT2;multilevel		
Q3			Q2	-15,000		Q4	+35,000	
91	0		125	0		116	0	
C3			C2	-15,000		C4	+35,000	
Total Bdrms. Baths	+3,500		Total Bdrms. Baths	+3,500		Total Bdrms. Baths	+3,500	
8 4 2.1	-1,000		7 4 3.0	-2,000		10 4 2.0	0	
2,808 sq.ft.	-18,265		2,242 sq.ft.	+18,525		2,336 sq.ft.	+12,415	
1950sf600sfin	0		972sf0sfin	0		1000sf0sfin	0	
1r0br1.0ba0o	-9,000							
average			average			average		
f/a/c/a			f/a/c/a			f/a/c/a		
none noted			none noted			none noted		
2ga2dw	-2,000		1dw	+2,000		1ga1dw	0	
entry/deck/patio	-1,500		entry/deck	0		entry	+1,500	
2FP	-1,500		none noted	+1,500		none noted	+1,500	
fence/pool	-25,000		none noted			none noted		
Mt Vernon Park	0		Beacon Hill	0		Isley Addition	0	
☐ + ☒ -	\$ -29,555		☒ + ☐ -	\$ 14,000		☒ + ☐ -	\$ 106,862	
Net Adj. 11.4 %			Net Adj. 6.2 %			Net Adj. 105.3 %		
Gross Adj. 33.5 %	\$ 230,345		Gross Adj. 34.7 %	\$ 239,000		Gross Adj. 105.3 %	\$ 208,362	