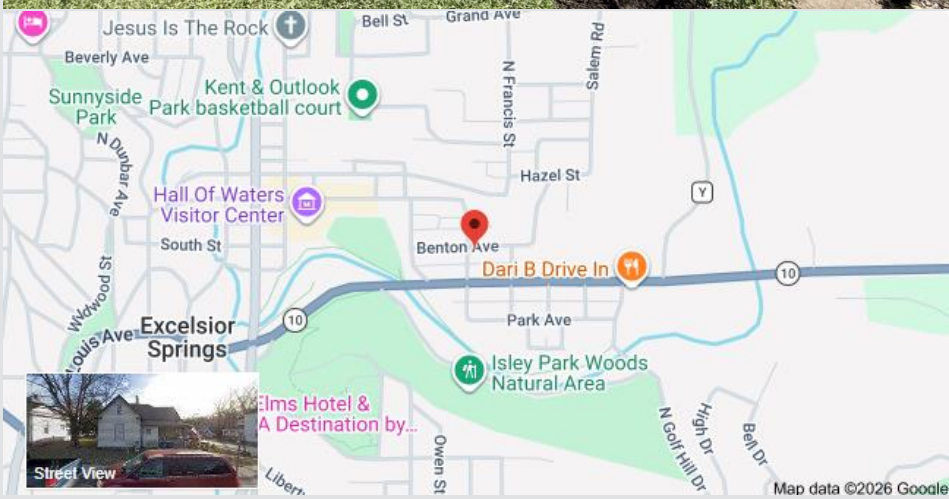
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

503 Benton Ave Excelsior Springs, MO 64024

BEDROOMS	5
BATHROOMS	2
GARAGE	1
SQUARE FEET	2,000+ sqft
STARTING PRICE	$59,900
ARV	$235,000





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.
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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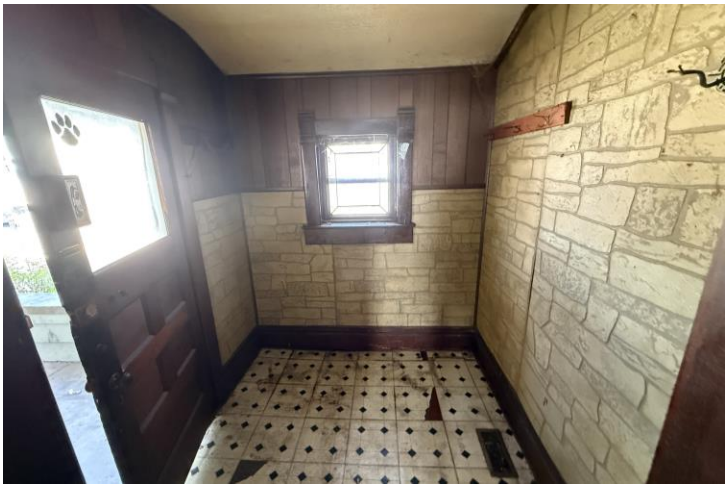










































































COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions

808 Magnolia Ave Excelsior Springs, MO 64024 0.69 miles W		805 Saint Louis Ave Excelsior Springs, MO 64024 0.83 miles SW		601 Isley Blvd Excelsior Springs, MO 64024 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 realtor/assessor/realquest		MLS #2548158;DOM 38 realtor/assessor/realquest		MLS #2598244;DOM 3 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
1rr0br1.0ba0o	-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