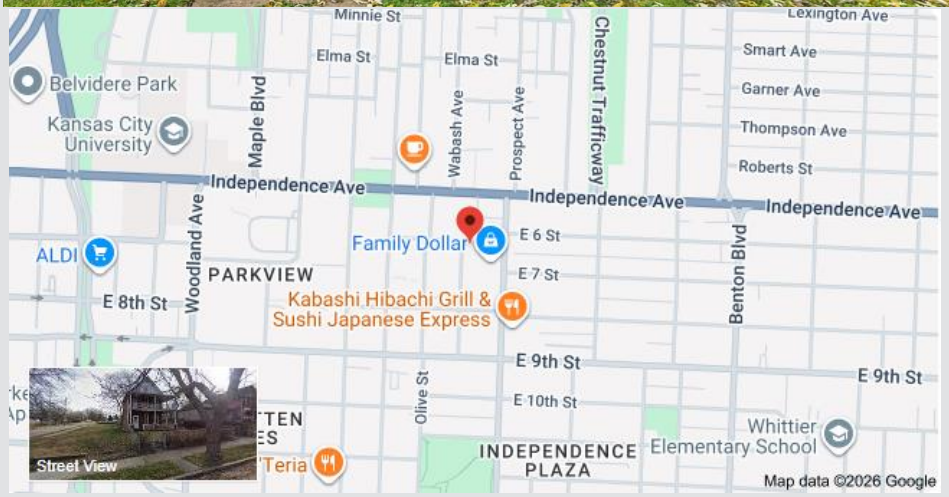
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

703 Wabash Ave
Kansas City, MO 64124

BEDROOMS	1 per unit
BATHROOMS	1 per unit
SQUARE FEET	1,976 sqft
ASKING PRICE	$140,000
ARV	$250,000





Notices and Disclosures

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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



426 Wabash Avenue Kansas City, MO 64124	$290,000 Sold
Beds ↑ 3	5
Baths ↑ 1	3.0
Sq. Ft. ↑ 41%	2979
Garage Spaces	0
Acres ↑ 5,039,900%	12096
Listing Details	
Orig. Price	$300,000
List Price	$300,000
Sold Price 96.7%	$290,000
Price per Sq. Ft.	$97
Sold Date	04/10/2022
Days on Market	9



2105/07 Askew Avenue Kansas City, MO 64127	$148,500 Sold
Beds	2
Baths ↓ 1	1.0
Sq. Ft. ↓ 59%	865
Garage Spaces	0
Acres ↑ 2,673,233%	6416
Listing Details	
Orig. Price	$149,900
List Price	$149,900
Sold Price 99.1%	$148,500
Price per Sq. Ft.	$172
Sold Date	07/16/2025
Days on Market	15



4009 Morrell Avenue Kansas City, MO 64123	$70,000 Sold
Beds ↑ 2	4
Baths	2.0
Sq. Ft. ↑ 11%	2352
Garage Spaces	0
Acres ↑ 2,055,733%	4934
Listing Details	
Orig. Price	$80,000
List Price	$75,000
Sold Price 93.3%	$70,000
Price per Sq. Ft.	$30
Sold Date	10/12/2021
Days on Market	38