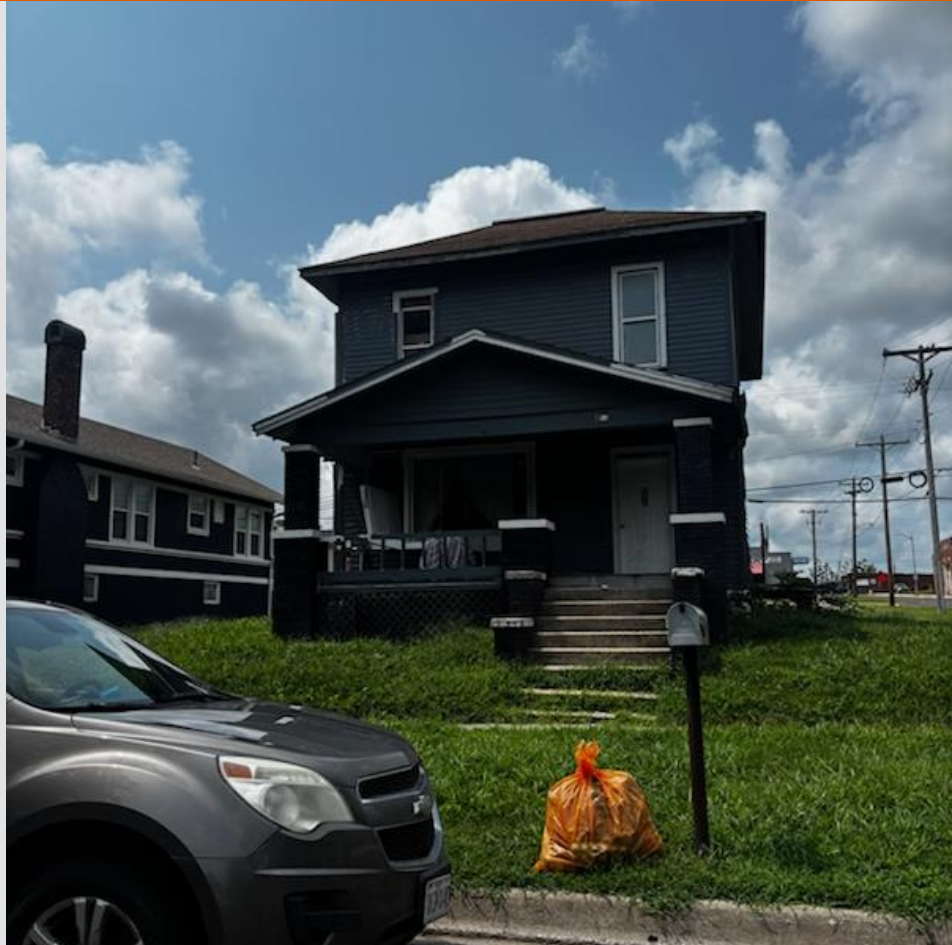




PROPERTY ANALYSIS REPORT

720 Vine St Chillicothe,
MO 64601

BEDROOMS	4
BATHROOMS	2
SQUARE FEET	2,372 sqft
STARTING PRICE	\$65K
ARV	\$200K+



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.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



1100 Locust Street	\$160,000
Chillicothe, MO 64601	Sold
Beds ↓ 2	2
Baths ↓ 1	1.0
Sq. Ft. ↓ 68%	765
Garage Spaces	0
Year Built ↓ 1,900	0
Listing Details	
Orig. Price	\$199,000
List Price	\$199,000
Sold Price 80.4%	\$160,000
Price per Sq. Ft.	\$209
Sold Date	05/14/2026
Days on Market	16



714 Vine Street	\$160,000
Chillicothe, MO 64601	Sold
Beds ↓ 2	2
Baths ↓ 1	1.0
Sq. Ft. ↓ 54%	1097
Garage Spaces	0
Year Built ↓ 1,900	0
Listing Details	
Orig. Price	\$160,000
List Price	\$155,000
Sold Price 103.2%	\$160,000
Price per Sq. Ft.	\$146
Sold Date	01/22/2026
Days on Market	80



1406 Burnam Road	\$165,000
Chillicothe, MO 64601	Sold
Beds	4
Baths	2.0
Sq. Ft. ↓ 45%	1296
Garage Spaces	0
Year Built ↑ 55	1955
Listing Details	
Orig. Price	\$179,900
List Price	\$176,000
Sold Price 93.8%	\$165,000
Price per Sq. Ft.	\$127
Sold Date	07/30/2026
Days on Market	33