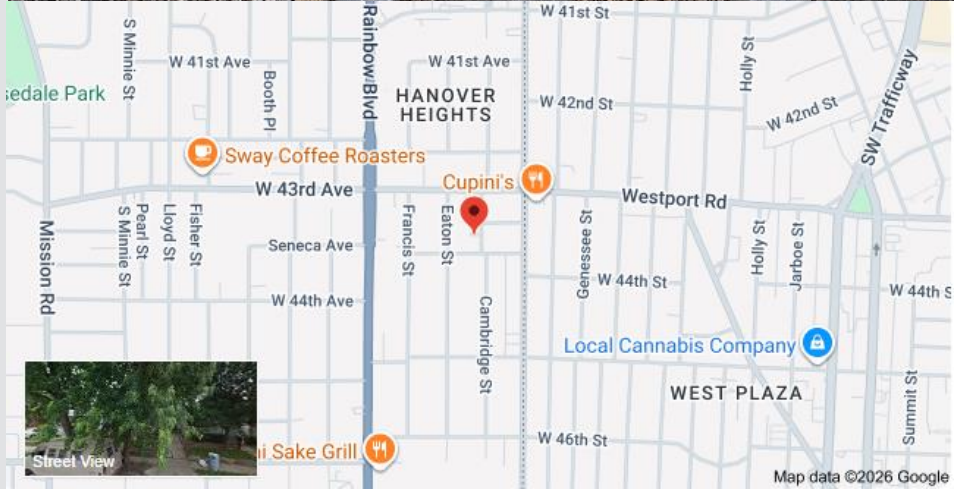




HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

Cambridge St Kansas
City, KS 66103



BEDROOMS	4
BATHROOMS	3.1
SQUARE FEET	2,125 sqft
STARTING PRICE	\$230,000
ARV	\$350,000

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



840 W 39th Terrace Kansas City, MO 64111	\$335,000 Sold
Beds	4
Baths ↓ 1.5	2.0
Sq. Ft. ↑ 5.65%	2245
Lot Size ↑ 18%	4122
Garage Spaces	0
Listing Details	
Orig. Price	\$375,000
List Price	\$360,000
Sold Price 89.3%	\$335,000
Price per Sq. Ft.	\$149
Sold Date	04/09/2025
Days on Market	147



4317 State Line Road Kansas City, MO 64111	\$335,000 Sold
Beds	4
Baths ↓ 0.5	3.0
Sq. Ft. ↓ 13%	1854
Lot Size ↑ 14%	3982
Garage Spaces	0
Listing Details	
Orig. Price	\$345,000
List Price	\$335,000
Sold Price 97.1%	\$335,000
Price per Sq. Ft.	\$181
Sold Date	01/09/2025
Days on Market	65



1111 W 38th Street Kansas City, MO 64111	\$481,950 Sold
Beds	4
Baths ↓ 0.4	3.1
Sq. Ft. ↑ 17%	2495
Lot Size ↑ 82%	6343
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$482,500
List Price	\$482,500
Sold Price 99.9%	\$481,950
Price per Sq. Ft.	\$193
Sold Date	07/21/2025
Days on Market	13