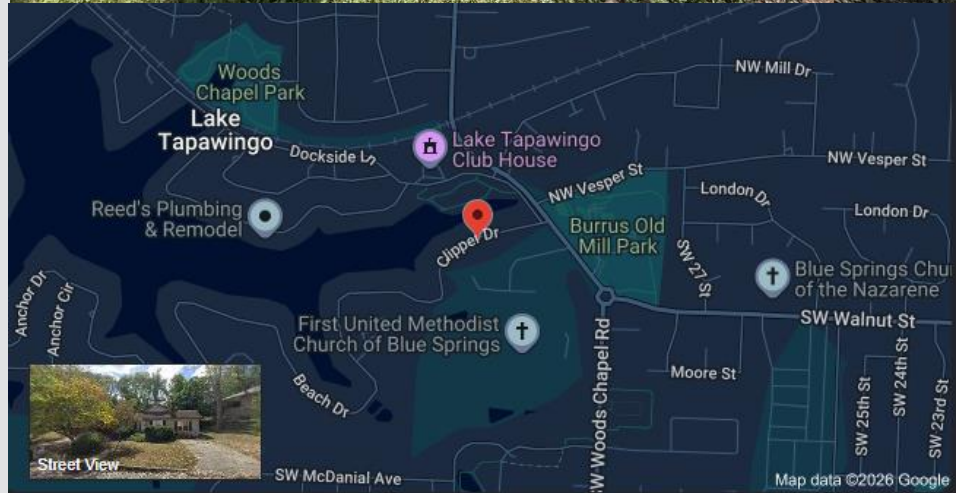




PROPERTY ANALYSIS REPORT

Clipper Dr Lake
Tapawingo, MO 64015



BEDROOMS	2
BATHROOMS	2
SQUARE FEET	1,287 sqft
STARTING PRICE	\$160K
ARV	\$300K+

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.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



105 Beach Drive	\$329,000
Lake Tapawingo, MO 64015	Sold
Beds ↑ 1	3
Baths	2.0
Sq. Ft. ↑ 24%	1600
Lot Size ↓ 49%	5075
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$329,000
List Price	\$329,000
Sold Price 100%	\$329,000
Price per Sq. Ft.	\$206
Sold Date	06/14/2026
Days on Market	1



152 Beach Drive	\$260,000
Lake Tapawingo, MO 64015	Sold
Beds	2
Baths ↓ 1	1.0
Sq. Ft. ↓ 46%	700
Lot Size ↓ 26%	7453
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$295,000
List Price	\$275,000
Sold Price 94.5%	\$260,000
Price per Sq. Ft.	\$371
Sold Date	07/23/2025
Days on Market	67



96 Beach Drive	\$182,000
Lake Tapawingo, MO 64015	Sold
Beds	2
Baths ↓ 1	1.0
Sq. Ft. ↓ 18%	1050
Lot Size ↓ 36%	6400
Garage Spaces	0
Listing Details	
Orig. Price	\$200,000
List Price	\$189,000
Sold Price 96.3%	\$182,000
Price per Sq. Ft.	\$173
Sold Date	06/29/2025
Days on Market	81