



HOUSING SOLUTIONS

# PROPERTY ANALYSIS REPORT

E 43rd Ter, Kansas City, MO 64130

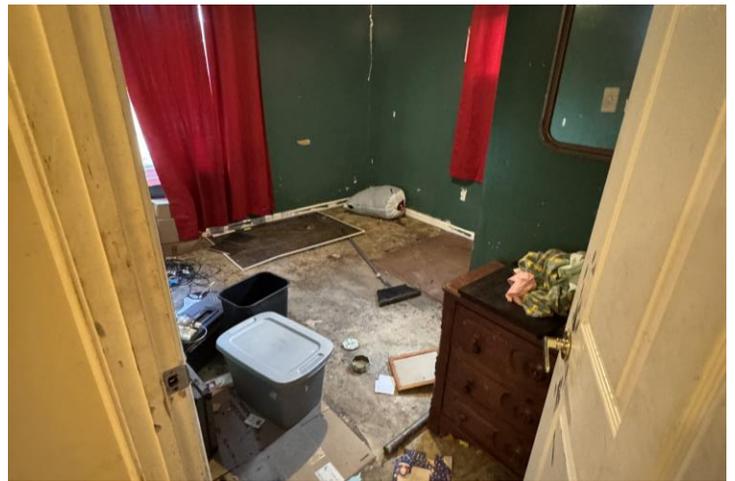


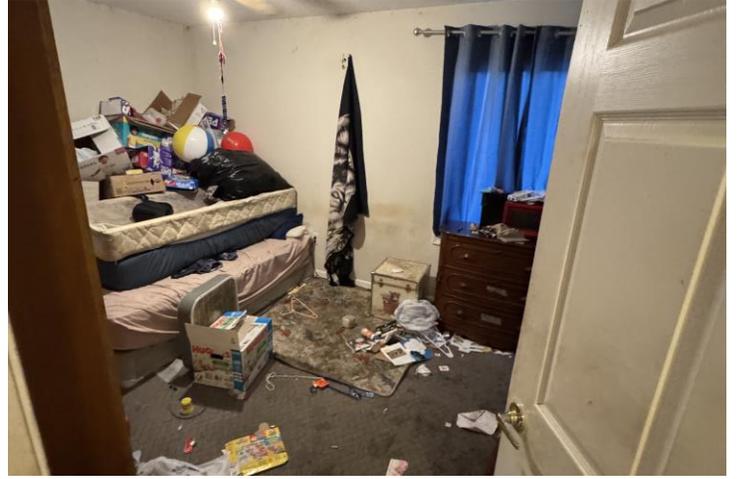
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	2
<b>SQUARE FEET</b>	1,200 sqft
<b>STARTING PRICE</b>	\$99,900
<b>ARV</b>	\$160,000

**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.
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# COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



<b>4405 Elmwood Avenue</b>	<b>\$140,000</b>
Kansas City, MO 64130	<b>Sold</b>
Beds <b>↓ 1</b>	<b>2</b>
Baths <b>↓ 1</b>	<b>1.0</b>
Sq. Ft. <b>↓ 20%</b>	<b>966</b>
Lot Size <b>↓ 13%</b>	<b>6437</b>
Garage Spaces	<b>0</b>
<b>Listing Details</b>	
Orig. Price	<b>\$140,000</b>
List Price	<b>\$140,000</b>
Sold Price <b>100%</b>	<b>\$140,000</b>
Price per Sq. Ft.	<b>\$145</b>
Sold Date	<b>10/27/2025</b>
Days on Market	<b>10</b>



<b>4905 E 40th Place</b>	<b>\$195,000</b>
Kansas City, MO 64130	<b>Sold</b>
Beds	<b>3</b>
Baths	<b>2.0</b>
Sq. Ft. <b>↑ 9.83%</b>	<b>1318</b>
Lot Size <b>↑ 21%</b>	<b>8970</b>
Garage Spaces <b>↑ 1</b>	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$218,900</b>
List Price	<b>\$199,900</b>
Sold Price <b>89.1%</b>	<b>\$195,000</b>
Price per Sq. Ft.	<b>\$148</b>
Sold Date	<b>08/18/2025</b>
Days on Market	<b>52</b>



<b>3935 E 47th Terrace</b>	<b>\$190,000</b>
Kansas City, MO 64130	<b>Sold</b>
Beds	<b>3</b>
Baths	<b>2.0</b>
Sq. Ft. <b>↓ 20%</b>	<b>960</b>
Lot Size <b>↑ 28%</b>	<b>9501</b>
Garage Spaces <b>↑ 1</b>	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$179,900</b>
List Price	<b>\$179,900</b>
Sold Price <b>105.6%</b>	<b>\$190,000</b>
Price per Sq. Ft.	<b>\$198</b>
Sold Date	<b>05/28/2025</b>
Days on Market	<b>35</b>