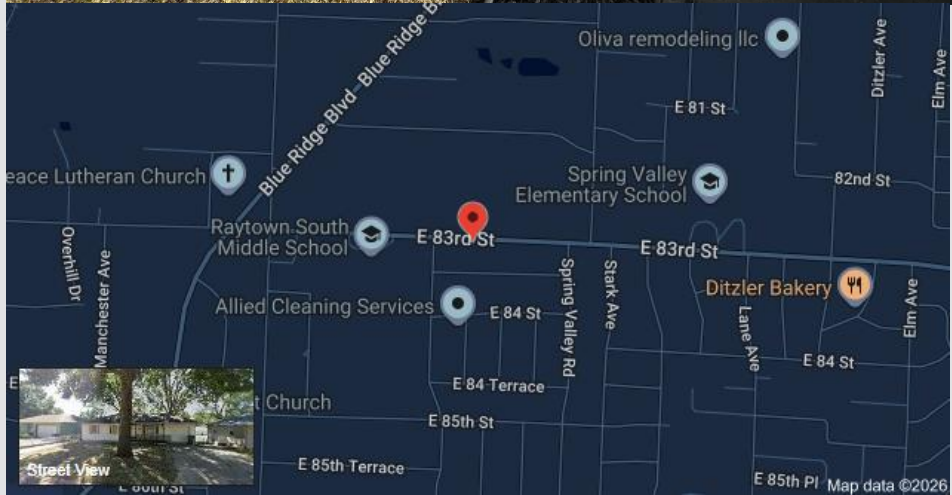




HOUSING SOLUTIONS

# PROPERTY ANALYSIS REPORT

E 83rd St Raytown, MO 64138



<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	1
<b>GARAGE</b>	1
<b>SQUARE FEET</b>	1,056 sqft
<b>STARTING PRICE</b>	\$119,900
<b>ARV</b>	\$195,000

**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.
- COPYRIGHT NOTICE:** All content in this Property Analysis Report is owned by SBD Housing Solutions and is protected by U.S. copyright law. Unauthorized copying, distribution, or use of this material is prohibited without prior written consent.









# COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



<b>8419 Blue Ridge Boulevard</b>	<b>\$190,000</b>
Raytown, MO 64138	<b>Sold</b>
Beds <b>↓ 1</b>	<b>2</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↑ 6.53%</b>	<b>1125</b>
Lot Size <b>↑ 51%</b>	<b>11801</b>
Garage Spaces	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$220,000</b>
List Price	<b>\$190,000</b>
Sold Price <b>86.4%</b>	<b>\$190,000</b>
Price per Sq. Ft.	<b>\$169</b>
Sold Date	<b>07/29/2025</b>
Days on Market	<b>225</b>



<b>8420 Marsh Avenue</b>	<b>\$213,000</b>
Raytown, MO 64138	<b>Sold</b>
Beds	<b>3</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↑ 26%</b>	<b>1330</b>
Lot Size <b>↑ 105%</b>	<b>16038</b>
Garage Spaces	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$209,900</b>
List Price	<b>\$209,900</b>
Sold Price <b>101.5%</b>	<b>\$213,000</b>
Price per Sq. Ft.	<b>\$160</b>
Sold Date	<b>06/19/2025</b>
Days on Market	<b>5</b>



<b>8816 E 85th Street</b>	<b>\$185,000</b>
Raytown, MO 64138	<b>Sold</b>
Beds	<b>3</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↓ 12%</b>	<b>926</b>
Lot Size <b>↑ 30%</b>	<b>10185</b>
Garage Spaces	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$185,000</b>
List Price	<b>\$185,000</b>
Sold Price <b>100%</b>	<b>\$185,000</b>
Price per Sq. Ft.	<b>\$200</b>
Sold Date	<b>03/12/2025</b>
Days on Market	<b>65</b>