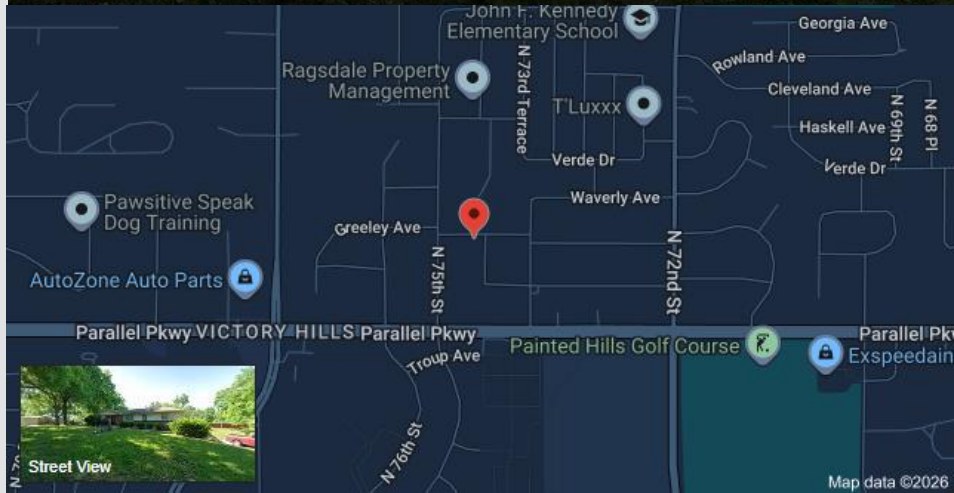




HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

Greeley Ave Kansas City, KS 66109



BEDROOMS	3
BATHROOMS	2.1
GARAGE	2
SQUARE FEET	2,177 sqft
STARTING PRICE	\$208,500
ARV	\$335,000

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.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



Most Expensive	
6632 Georgia Avenue	\$319,450
Kansas City, KS 66104	Sold
Beds	3
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 6.17%	2204
Lot Size ↓ 100%	0
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$310,000
List Price	\$310,000
Sold Price 103%	\$319,450
Price per Sq. Ft.	\$145
Sold Date	03/03/2026
Days on Market	2



7921 Yecker Street	\$280,000
Kansas City, KS 66102	Sold
Beds	3
Baths	2.0
Sq. Ft. ↓ 22%	1626
Lot Size ↓ 41%	10454
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$295,000
List Price	\$295,000
Sold Price 94.9%	\$280,000
Price per Sq. Ft.	\$172
Sold Date	05/10/2026
Days on Market	36



7228 Lafayette Avenue	\$315,000
Kansas City, KS 66109	Sold
Beds	3
Baths	2.0
Sq. Ft. ↓ 17%	1732
Lot Size ↓ 32%	12197
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$304,000
List Price	\$304,000
Sold Price 103.6%	\$315,000
Price per Sq. Ft.	\$182
Sold Date	04/22/2026
Days on Market	5