

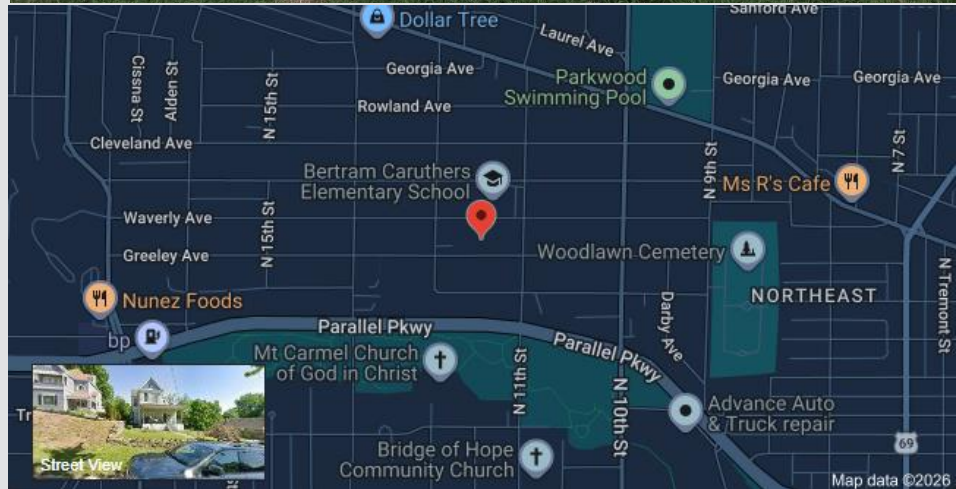


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

Greeley Ave Kansas
City, KS 66104



BEDROOMS	4
BATHROOMS	2
SQUARE FEET	2,009 sqft
STARTING PRICE	\$79,000
ARV	\$255,000

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



1210 Washington Boulevard	\$103,000
Kansas City, KS 66102	Sold
Beds	4
Baths ↓ 1	1.0
Sq. Ft. ↑ 24%	2496
Lot Size ↓ 13%	5663
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$115,000
List Price	\$115,000
Sold Price 89.6%	\$103,000
Price per Sq. Ft.	\$41
Sold Date	06/01/2026
Days on Market	17



1031 Laurel Avenue	\$129,000
Kansas City, KS 66104	Sold
Beds	4
Baths	2.0
Sq. Ft. ↑ 14%	2283
Lot Size ↓ 6.67%	6098
Garage Spaces	0
Listing Details	
Orig. Price	\$149,000
List Price	\$144,000
Sold Price 89.6%	\$129,000
Price per Sq. Ft.	\$57
Sold Date	06/11/2026
Days on Market	8



1975 Troup Avenue	\$225,000
Kansas City, KS 66104	Sold
Beds	4
Baths	2.0
Sq. Ft. ↓ 9.61%	1816
Lot Size	6534
Garage Spaces	0
Listing Details	
Orig. Price	\$223,990
List Price	\$225,000
Sold Price 100%	\$225,000
Price per Sq. Ft.	\$124
Sold Date	02/09/2026
Days on Market	5