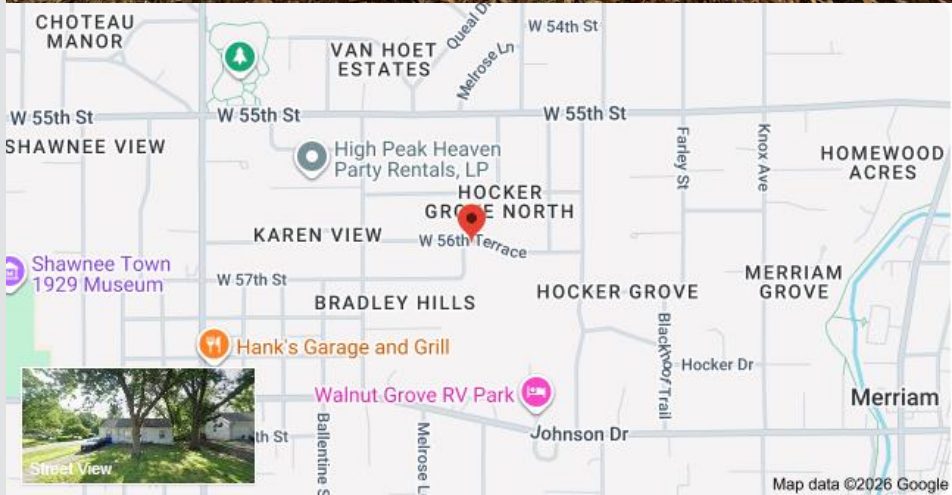




HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

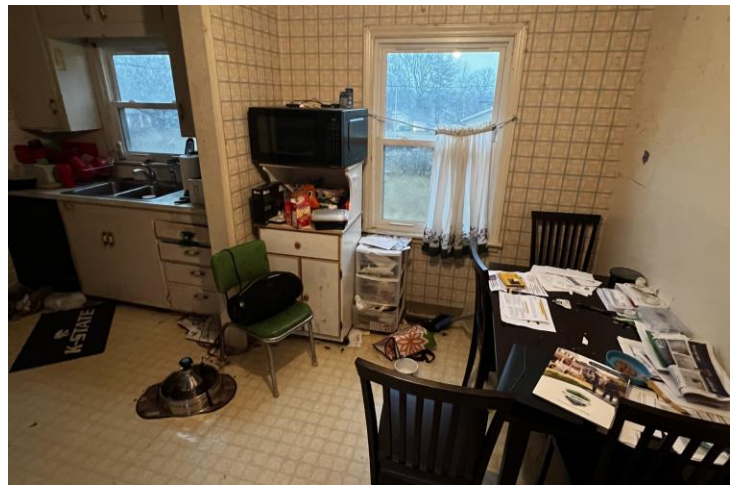
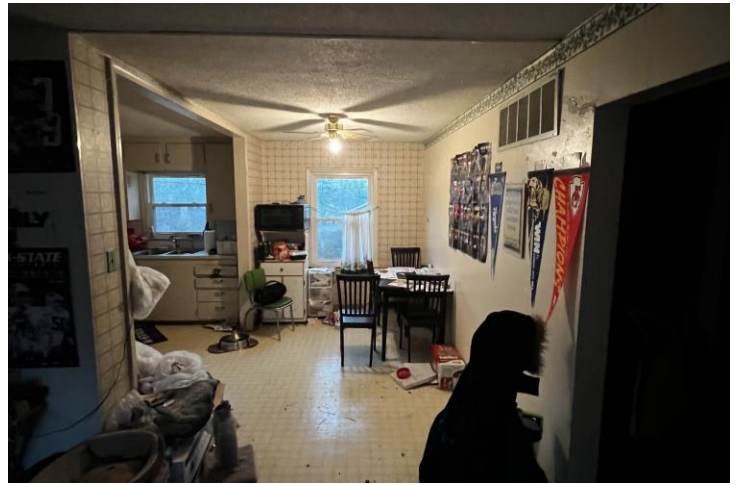
Melrose Lane
Shawnee, KS 66203

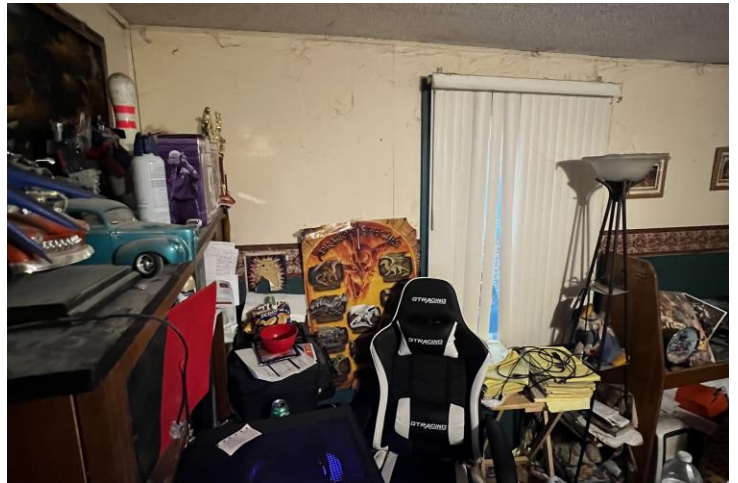
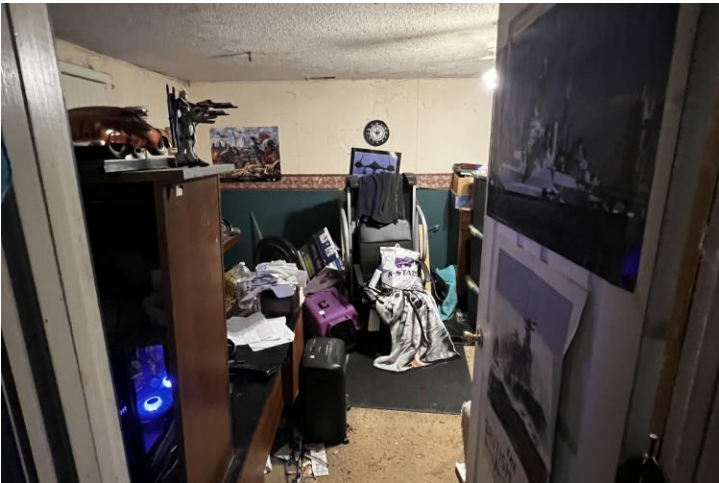
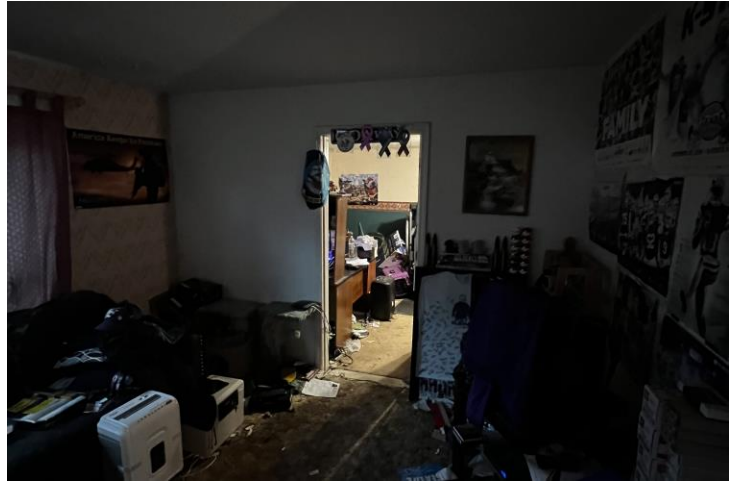


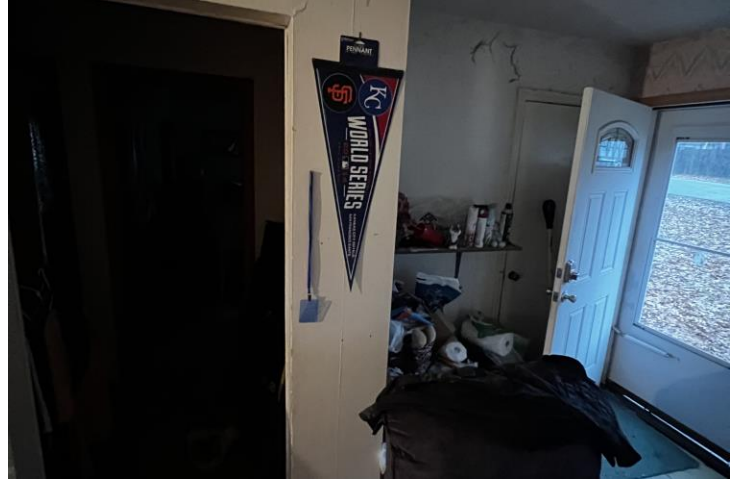
BEDROOMS	3
BATHROOMS	1
SQUARE FEET	1,056 sqft
STARTING PRICE	\$174,900
ARV	\$255,000

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



Closest to You	
10716 W 58th Street Shawnee, KS 66203	\$245,000 Sold
Beds	3
Baths	1.0
Sq. Ft. ↑ 8.33%	1144
Lot Size ↓ 15%	8100
Garage Spaces	0
Listing Details	
Orig. Price	\$245,000
List Price	\$245,000
Sold Price 100%	\$245,000
Price per Sq. Ft.	\$214
Sold Date	09/18/2024
Days on Market	1



Most Expensive	
9719 W 59th Terrace Merriam, KS 66203	\$255,000 Sold
Beds	3
Baths	1.0
Sq. Ft. ↑ 26%	1328
Lot Size ↑ 21%	11607
Garage Spaces	0
Listing Details	
Orig. Price	\$249,000
List Price	\$249,000
Sold Price 102.4%	\$255,000
Price per Sq. Ft.	\$192
Sold Date	09/24/2023
Days on Market	39



5220 Mcanany Drive Shawnee, KS 66203	\$247,000 Sold
Beds	3
Baths	1.0
Sq. Ft. ↓ 4.55%	1008
Lot Size ↑ 127%	21796
Garage Spaces	0
Listing Details	
Orig. Price	\$275,000
List Price	\$263,000
Sold Price 89.8%	\$247,000
Price per Sq. Ft.	\$245
Sold Date	11/13/2025
Days on Market	43