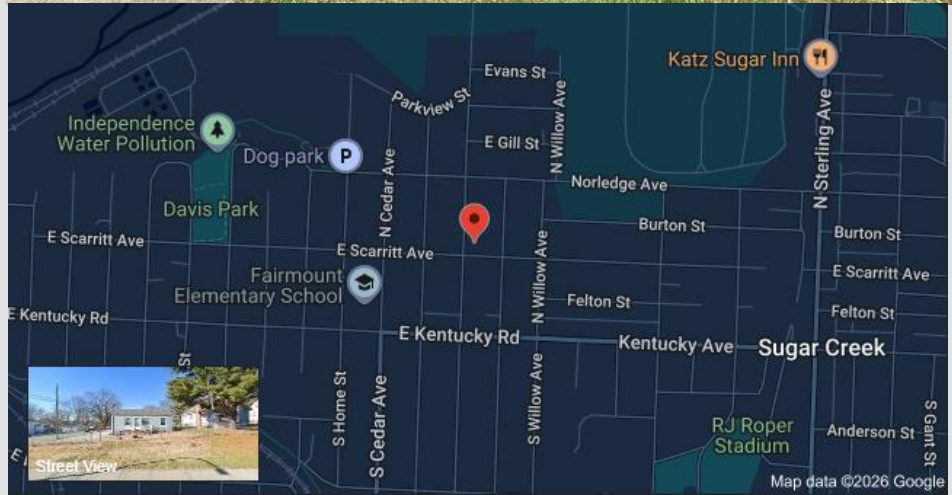




PROPERTY ANALYSIS REPORT

N Ash Ave Independence,
MO 64053

BEDROOMS	2
BATHROOMS	1
GARAGE	1
SQUARE FEET	1,090 sqft
STARTING PRICE	\$109,000
ARV	\$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.
- 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



10402 E Kentucky Road **\$175,000**
Independence, MO 64053 **Sold**

Beds	2
Baths	1.0
Sq. Ft. ↓ 11%	932
Garage Spaces	1
Acres ↑ 6,466,264%	14226

Listing Details

Orig. Price	\$175,000
List Price	\$175,000
Sold Price 100%	\$175,000
Price per Sq. Ft.	\$188
Sold Date	04/30/2026
Days on Market	14



535 S Hardy Avenue **\$169,900**
Independence, MO 64053 **Sold**

Beds	2
Baths	1.0
Sq. Ft. ↑ 6.08%	1116
Garage Spaces	1
Acres ↑ 2,955,809%	6503

Listing Details

Orig. Price	\$179,900
List Price	\$169,900
Sold Price 94.4%	\$169,900
Price per Sq. Ft.	\$152
Sold Date	07/14/2025
Days on Market	25



107 N Crescent Avenue **\$155,000**
Independence, MO 64053 **Sold**

Beds	2
Baths	1.0
Sq. Ft. ↓ 10%	942
Garage Spaces ↑ 2	3
Acres ↓ 100%	0

Listing Details

Orig. Price	\$142,750
List Price	\$142,750
Sold Price 108.6%	\$155,000
Price per Sq. Ft.	\$165
Sold Date	04/16/2025
Days on Market	3