



HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

NW 22nd St Blue Springs, MO 64015



BEDROOMS	3
BATHROOMS	2
GARAGE	2
SQUARE FEET	2,025 sqft
STARTING PRICE	\$195,000
ARV	\$310,000

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



● Sold



\$287,500

Listed For: \$279,900

Single Family Residence

908 NW 10th Street
Blue Springs, MO 64015
3bd · 2ba · 2,009 sqft
MLS #2606536



● Sold



\$294,000

Listed For: \$289,000

Single Family Residence

300 NW FOX HOLLOW Lane
Blue Springs, MO 64015
2bd · 2ba · 1,300 sqft
MLS #2606269



● Sold



\$300,000

Listed For: \$299,900

Single Family Residence

401 SW 18th Street
Blue Springs, MO 64015
2bd · 3ba · 1,250 sqft
MLS #2587531



● Sold



\$306,000

Listed For: \$309,900

Single Family Residence

811 NW Maynard Street
Blue Springs, MO 64015
3bd · 2ba · 1,452 sqft
MLS #2556269