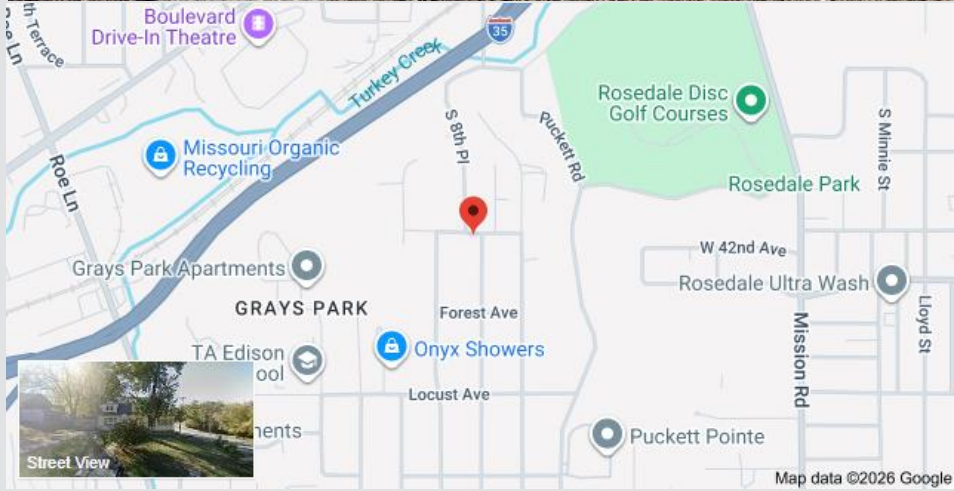




HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

S 8th Terrace Kansas
City, KS 66103



BEDROOMS	3
BATHROOMS	2
GARAGE	1
SQUARE FEET	1,260 sqft
STARTING PRICE	\$169,900
ARV	\$275,000

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.
- INVESTMENT RISK DISCLOSURE:** Real estate investment carries inherent risks, which may result in significant losses. You should assess if this form of investing aligns with your financial goals and risk tolerance.
- CONFIDENTIALITY NOTICE:** The information contained in this Property Analysis Report is confidential and intended solely for the use and benefit of SBD Housing Solutions investors. This information is not intended to be made available to the general public and should not be shared without express written consent of SBD Housing Solutions.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



2945 S 10th Street Kansas City, KS 66103	\$248,000 Sold
Beds	3
Baths ↓ 1	1.0
Sq. Ft. ↑ 8.33%	1300
Lot Size ↓ 13%	11326
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$248,000
List Price	\$248,000
Sold Price 100%	\$248,000
Price per Sq. Ft.	\$191
Sold Date	12/18/2025
Days on Market	23



4401 Lloyd Street Kansas City, KS 66103	\$249,000 Sold
Beds	3
Baths ↓ 1	1.0
Sq. Ft. ↓ 2.42%	1171
Lot Size ↓ 43%	7405
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$249,000
List Price	\$249,000
Sold Price 100%	\$249,000
Price per Sq. Ft.	\$213
Sold Date	09/29/2025
Days on Market	15



2915 W 45th Avenue Kansas City, KS 66103	\$262,000 Sold
Beds	3
Baths	2.0
Sq. Ft. ↓ 5.67%	1132
Lot Size ↓ 60%	5227
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$258,000
List Price	\$258,000
Sold Price 101.6%	\$262,000
Price per Sq. Ft.	\$231
Sold Date	05/13/2025
Days on Market	3