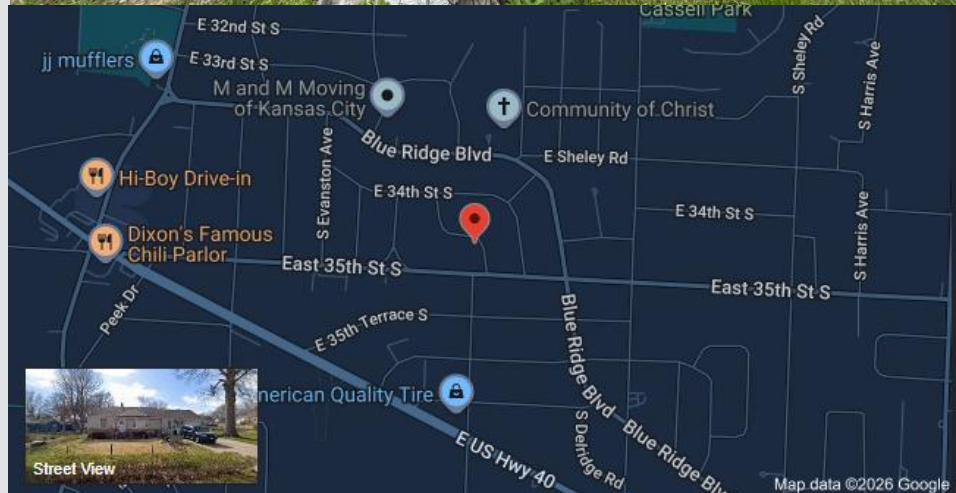




PROPERTY ANALYSIS REPORT

S Home Ave,
Independence, MO 64052



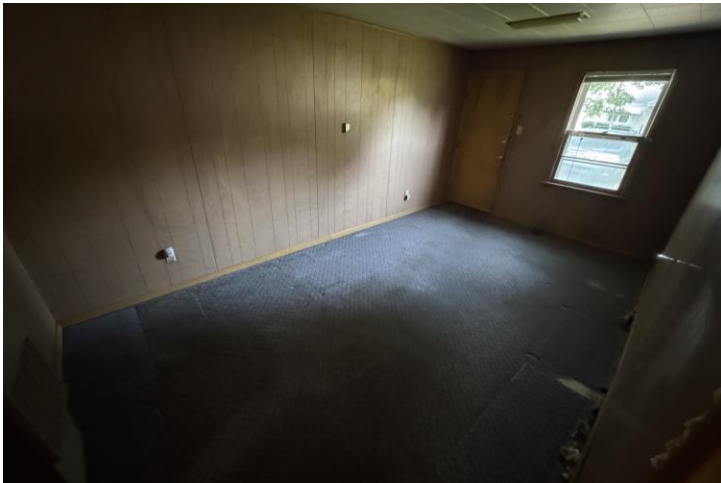
Notices and Disclosures

- 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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HOUSING
SOLUTIONS









COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



3216 S Hardy Avenue Independence, MO 64052	\$178,000 Sold
Beds	2
Baths	1.0
Sq. Ft. ↓ 25%	879
Lot Size ↑ 1.29%	7942
Garage Spaces	1
Listing Details	
Orig. Price	\$180,000
List Price	\$180,000
Sold Price 98.9%	\$178,000
Price per Sq. Ft.	\$203
Sold Date	06/16/2026
Days on Market	1



9805 E Linwood Boulevard Independence, MO 64052	\$190,000 Sold
Beds	2
Baths	1.0
Sq. Ft. ↓ 27%	864
Lot Size ↑ 59%	12428
Garage Spaces ↑ 1	2
Listing Details	
Orig. Price	\$179,000
List Price	\$179,000
Sold Price 106.1%	\$190,000
Price per Sq. Ft.	\$220
Sold Date	05/13/2026
Days on Market	1



9712 E 34th Street S Independence, MO 64052	\$200,000 Sold
Beds	2
Baths	1.0
Sq. Ft. ↓ 14%	1007
Lot Size ↑ 18%	9236
Garage Spaces	1
Listing Details	
Orig. Price	\$200,000
List Price	\$200,000
Sold Price 100%	\$200,000
Price per Sq. Ft.	\$199
Sold Date	06/29/2026
Days on Market	3