

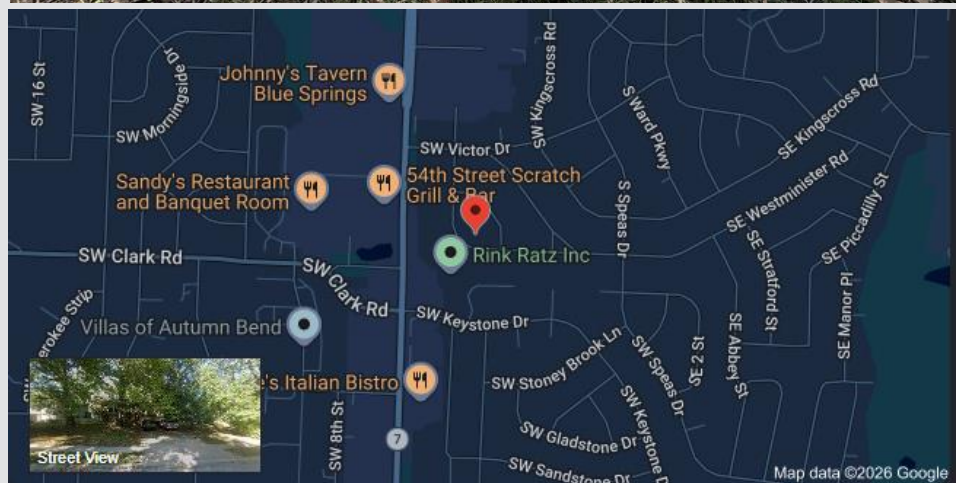


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

SW Westminister Rd
Blue Springs, MO 64014



BEDROOMS	3
BATHROOMS	2.1
GARAGE	2
SQUARE FEET	1,590 sqft
STARTING PRICE	\$195,000
ARV	\$320,000

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



1700 Se Piccadilly Street	\$285,000
Blue Springs, MO 64014	Sold
Beds	3
Baths	2.1
Sq. Ft. ↑ 2.45%	1674
Garage Spaces	2
Acres ↑ 4,216,264%	9276
Listing Details	
Orig. Price	\$269,000
List Price	\$269,000
Sold Price 105.9%	\$285,000
Price per Sq. Ft.	\$170
Sold Date	04/23/2026
Days on Market	13



901 Sw Speas Drive	\$285,000
Blue Springs, MO 64014	Sold
Beds	3
Baths	2.1
Sq. Ft. ↓ 1.59%	1608
Garage Spaces	2
Acres ↑ 5,148,082%	11326
Listing Details	
Orig. Price	\$295,000
List Price	\$280,000
Sold Price 96.6%	\$285,000
Price per Sq. Ft.	\$177
Sold Date	05/06/2026
Days on Market	19



1705 Se Piccadilly Street	\$330,000
Blue Springs, MO 64014	Sold
Beds	3
Baths	2.1
Sq. Ft. ↓ 3.3%	1580
Garage Spaces	2
Acres ↓ 100%	0
Listing Details	
Orig. Price	\$319,900
List Price	\$330,000
Sold Price 103.2%	\$330,000
Price per Sq. Ft.	\$209
Sold Date	05/13/2026
Days on Market	26