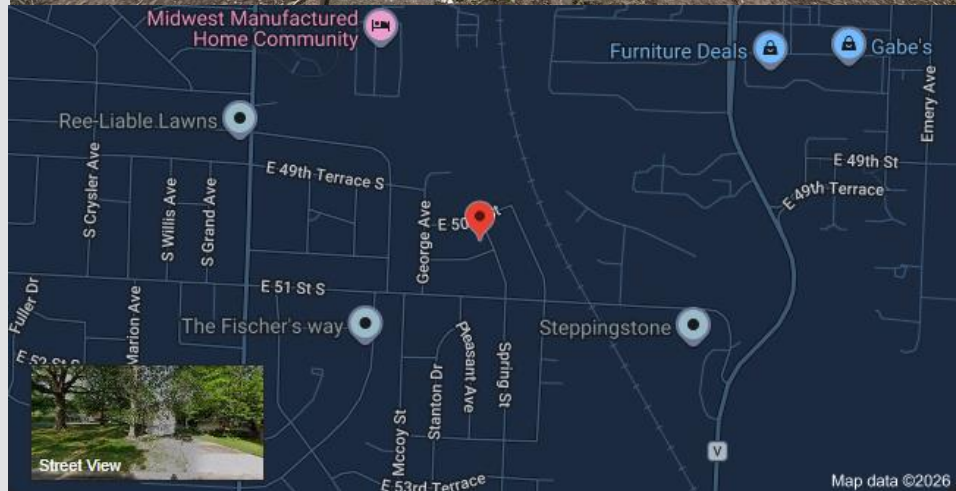




PROPERTY ANALYSIS REPORT

Spring St Kansas City,
MO 64133



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



12819 E 49th Street S Independence, MO 64055	\$245,000 Sold
Beds	3
Baths ↓ 0.9	2.1
Sq. Ft. ↓ 13%	2005
Garage Spaces	2
Acres ↑ 4,088,596%	9404
Listing Details	
Orig. Price	\$240,000
List Price	\$240,000
Sold Price 102.1%	\$245,000
Price per Sq. Ft.	\$122
Sold Date	03/19/2026
Days on Market	1



5234 Delaware Street Kansas City, MO 64133	\$273,000 Sold
Beds	3
Baths	3.0
Sq. Ft. ↓ 34%	1510
Garage Spaces	2
Acres ↑ 4,975,552%	11444
Listing Details	
Orig. Price	\$265,000
List Price	\$265,000
Sold Price 103%	\$273,000
Price per Sq. Ft.	\$181
Sold Date	05/14/2025
Days on Market	36



13101 E 51st Street S Independence, MO 64055	\$300,000 Sold
Beds ↑ 1	4
Baths	3.0
Sq. Ft. ↑ 8.43%	2494
Garage Spaces	2
Acres ↑ 4,735,552%	10892
Listing Details	
Orig. Price	\$297,500
List Price	\$297,500
Sold Price 100.8%	\$300,000
Price per Sq. Ft.	\$120
Sold Date	03/19/2025
Days on Market	24