

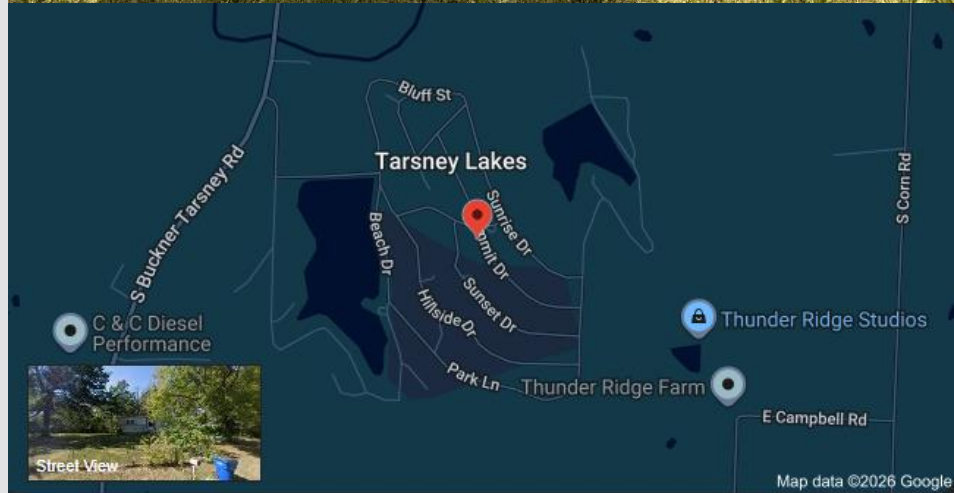


HOUSING  
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

# PROPERTY ANALYSIS REPORT

Summit Dr Oak Grove,  
MO 64075



|                |           |
|----------------|-----------|
| BEDROOMS       | 1         |
| BATHROOMS      | 1         |
| SQUARE FEET    | 912 sqft  |
| STARTING PRICE | \$30,000  |
| ARV            | \$105,000 |

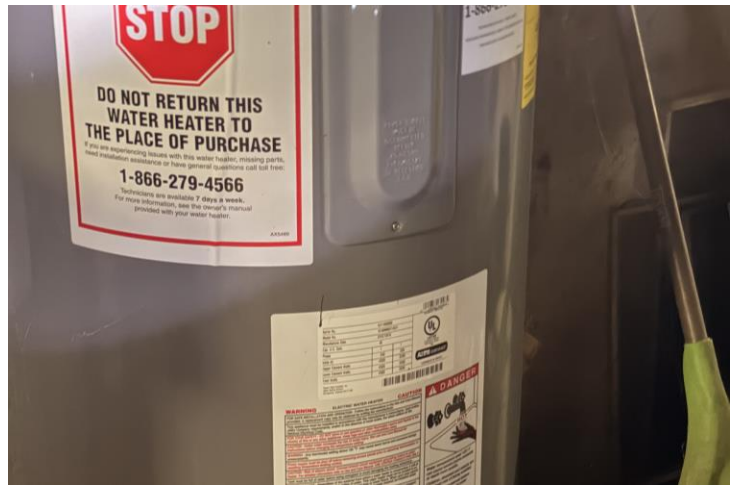
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# COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



|                              |                   |
|------------------------------|-------------------|
| <b>800 Nw Capelle Street</b> | <b>\$135,000</b>  |
| Grain Valley, MO 64029       | <b>Sold</b>       |
| Beds <b>↑ 1</b>              | <b>3</b>          |
| Baths                        | <b>1.0</b>        |
| Sq. Ft. <b>↑ 21%</b>         | <b>1106</b>       |
| Lot Size <b>↓ 11%</b>        | <b>8509</b>       |
| Garage Spaces                | <b>0</b>          |
| <b>Listing Details</b>       |                   |
| Orig. Price                  | <b>\$199,000</b>  |
| List Price                   | <b>\$179,000</b>  |
| Sold Price <b>67.8%</b>      | <b>\$135,000</b>  |
| Price per Sq. Ft.            | <b>\$122</b>      |
| Sold Date                    | <b>07/31/2025</b> |
| Days on Market               | <b>282</b>        |



|                            |                   |
|----------------------------|-------------------|
| <b>1402 Se Park Avenue</b> | <b>\$111,000</b>  |
| Oak Grove, MO 64075        | <b>Sold</b>       |
| Beds                       | <b>2</b>          |
| Baths                      | <b>1.0</b>        |
| Sq. Ft. <b>↓ 11%</b>       | <b>813</b>        |
| Lot Size <b>↓ 27%</b>      | <b>7022</b>       |
| Garage Spaces              | <b>0</b>          |
| <b>Listing Details</b>     |                   |
| Orig. Price                | <b>\$125,000</b>  |
| List Price                 | <b>\$125,000</b>  |
| Sold Price <b>88.8%</b>    | <b>\$111,000</b>  |
| Price per Sq. Ft.          | <b>\$137</b>      |
| Sold Date                  | <b>09/02/2025</b> |
| Days on Market             | <b>1</b>          |



|                             |                   |
|-----------------------------|-------------------|
| <b>619 Nw Thieme Street</b> | <b>\$101,500</b>  |
| Grain Valley, MO 64029      | <b>Sold</b>       |
| Beds <b>↓ 1</b>             | <b>1</b>          |
| Baths                       | <b>1.0</b>        |
| Sq. Ft. <b>↓ 5.15%</b>      | <b>865</b>        |
| Lot Size <b>↑ 59%</b>       | <b>15246</b>      |
| Garage Spaces               | <b>0</b>          |
| <b>Listing Details</b>      |                   |
| Orig. Price                 | <b>\$100,000</b>  |
| List Price                  | <b>\$100,000</b>  |
| Sold Price <b>101.5%</b>    | <b>\$101,500</b>  |
| Price per Sq. Ft.           | <b>\$117</b>      |
| Sold Date                   | <b>02/04/2025</b> |
| Days on Market              | <b>1</b>          |