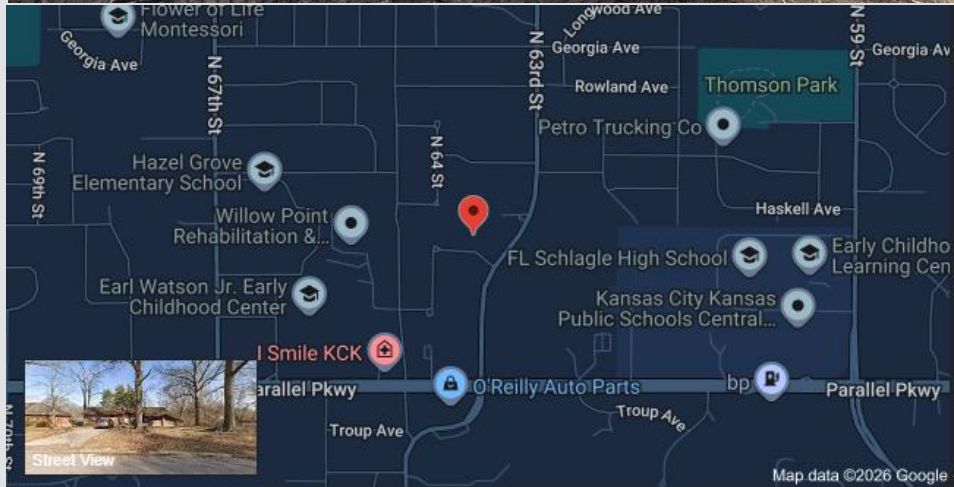




HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

Waverly Ave Kansas City, KS 66104



BEDROOMS	3
BATHROOMS	3
GARAGE	2
SQUARE FEET	1,628 sqft
STARTING PRICE	\$164,900
APPRAISAL	\$313,000

Notices and Disclosures

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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



7007 Rowland Avenue	\$325,000
Kansas City, KS 66109	Sold
Beds ↑ 1	4
Baths ↑ 1.1	2.1
Sq. Ft. ↑ 41%	2288
Lot Size ↓ 100%	0
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$330,000
List Price	\$330,000
Sold Price 98.5%	\$325,000
Price per Sq. Ft.	\$142
Sold Date	02/19/2026
Days on Market	7



2418 N 59th Street	\$333,000
Kansas City, KS 66104	Sold
Beds	3
Baths ↑ 2	3.0
Sq. Ft. ↑ 60%	2612
Lot Size ↓ 61%	9583
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$335,000
List Price	\$330,000
Sold Price 99.4%	\$333,000
Price per Sq. Ft.	\$127
Sold Date	02/01/2026
Days on Market	65