

Ranch Home on .75 acre in Northland

13207 NW 83rd St, Kansas City, MO 64152, USA

Bedrooms: 4, Bathrooms: 2.5, Sqft: 2100, Lot Size: 32234, Year Built: 1961

Charming ranch needing mild rehab sitting on .75 acre in the Northland



Financial Summary

Project Costs

Purchase Price	\$305,000
Purchase Costs	\$0
Rehab Costs	\$36,250
Rehab Contingency ()	\$0
Rehab Holding Costs	\$442
Total Project Costs	\$341,692
Financing	\$0
Cash out of Pocket	\$341,692
Rehab Project Length	2 Month(s)

Project Returns

Sales Price	\$440,000
Project Costs	(\$341,692)
Sale Costs	\$0
Profit Amount	\$98,308
ROI	28.77%
ROR	172.63%
Unlevered ROI	28.77%
Unlevered ROR	172.63%



Comps

Address	Dist	Beds	Baths	Sqft	Sold (\$)	\$/sqft	Sale date
13400 Nw 79th Ter	0.36 miles	3	3.0	2292	\$475,000	\$207	2024-10-15
13330 Nw 73rd St	1.2 miles	4	2.5	2107	\$505,000	\$240	2024-06-14
12000 Nw Yukon St	1.1 miles	3	2.0	1956	\$329,900	\$169	2024-05-30
13755 Nw 75th St	0.94 miles	3	3.0	1880	\$435,000	\$231	2024-09-25
13415 Nw 79th Ter	0.4 miles	3	3.0	2196	\$425,000	\$194	2024-08-30
8524 N Winfield Ave	1.6 miles	4	3.0	2224	\$360,000	\$162	2024-10-04
Average:					\$421,650	\$201	

CMA Summary

By Average of Sales

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted Sales ARV	\$421,650	Avg of Sales ARV	\$421,650
Subject Sqft	2,100	Subject Sqft	2,100
Adjusted \$/sqft	\$201	Avg of Sales ARV \$/sqft	\$201

By Average of \$/Sqft

Adjusted Comps		Unadjusted Comps	
Avg of Adjusted \$/sqft	\$201	Avg of Unadjusted \$/sqft	\$201
Subject Sqft	2,100	Subject Sqft	2,100
Calculated Adj. ARV	\$421,050	Calculated ARV	\$421,050

CMA Detail

Basics	Subject		Comparable		Comparable		Comparable	
			Image Not Available		Image Not Available		Image Not Available	
Address	13207 NW 83rd St, Kansas City, MO 64152, USA		13400 NW 79 Terrace, Parkville, MO 64152, USA		13330 NW 73rd St, Kansas City, MO 64152, USA		12000 NW Yukon St, Kansas City, MO 64152, USA	
Sold Date		2007-06-11		2024-10-15		2024-06-14		2024-05-30
Sold \$		\$71,250		\$475,000		\$505,000		\$329,900
Sqft		2,100		2,292		2,107		1,956
\$/sqft		\$34		\$207		\$240		\$169
Features	Feature Values	Units	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	4.00	3.00	\$0	4.00	\$0	3.00	\$0
Bathrooms	\$0	2.50	3.00	\$0	2.50	\$0	2.00	\$0
Garage spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	32,234.00	39,204.00	\$0	10,019.00	\$0	27,443.00	\$0
Basement sqft	\$0	0.00	1,348.00	\$0	935.00	\$0	1,480.00	\$0
Has pool	\$0	0.00	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	1.00	\$0	1.00	\$0	1.00	\$0
Adjustment Subtotals				\$0		\$0		\$0
Adjusted \$/sqft		\$201		\$207		\$240		\$169
Adjusted ARV \$		\$421,650		\$475,000		\$505,000		\$329,900
Notes								

CMA Detail (Continued)

Basics		Comparable		Comparable		Comparable	
		Image Not Available		Image Not Available		Image Not Available	
Address		13755 NW 75th St, Parkville, MO 64152, USA		13415 NW 79 Terrace, Kansas City, MO 64152, USA		8524 N Winfield Ave, Kansas City, MO 64153, USA	
Sold Date			2024-09-25		2024-08-30		2024-10-04
Sold \$			\$435,000		\$425,000		\$360,000
Sqft			1,880		2,196		2,224
\$/sqft			\$231		\$194		\$162
Features	Feature Values	Units	Adjustment	Units	Adjustment	Units	Adjustment
Bedrooms	\$0	3.00	\$0	3.00	\$0	4.00	\$0
Bathrooms	\$0	3.00	\$0	3.00	\$0	3.00	\$0
Garage spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Carport spaces	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Lot size sqft	\$0	7,841.00	\$0	41,818.00	\$0	8,712.00	\$0
Basement sqft	\$0	0.00	\$0	1,696.00	\$0	1,257.00	\$0
Has pool	\$0	0.00	\$0	0.00	\$0	0.00	\$0
Has view	\$0	1.00	\$0	1.00	\$0	1.00	\$0
Adj Subtotal			\$0		\$0		\$0
Adj \$/sqft			\$231		\$194		\$162
Adjusted Value			\$435,000		\$425,000		\$360,000
Notes							

Property Photos

