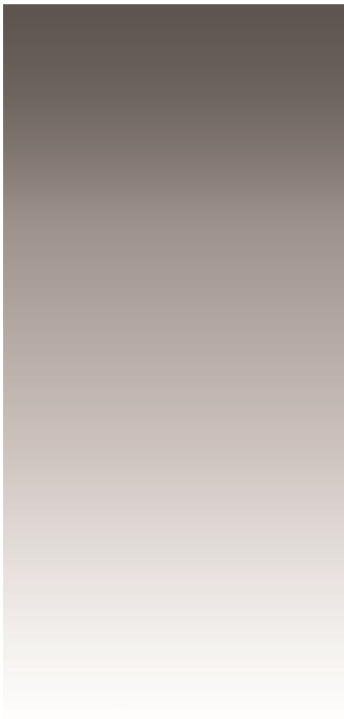


Rent Report



**7224 Nall Avenue
Prairie Village, KS 66208
5/4/2018**

Rent Radar™ - Rent Report

Subject Rent

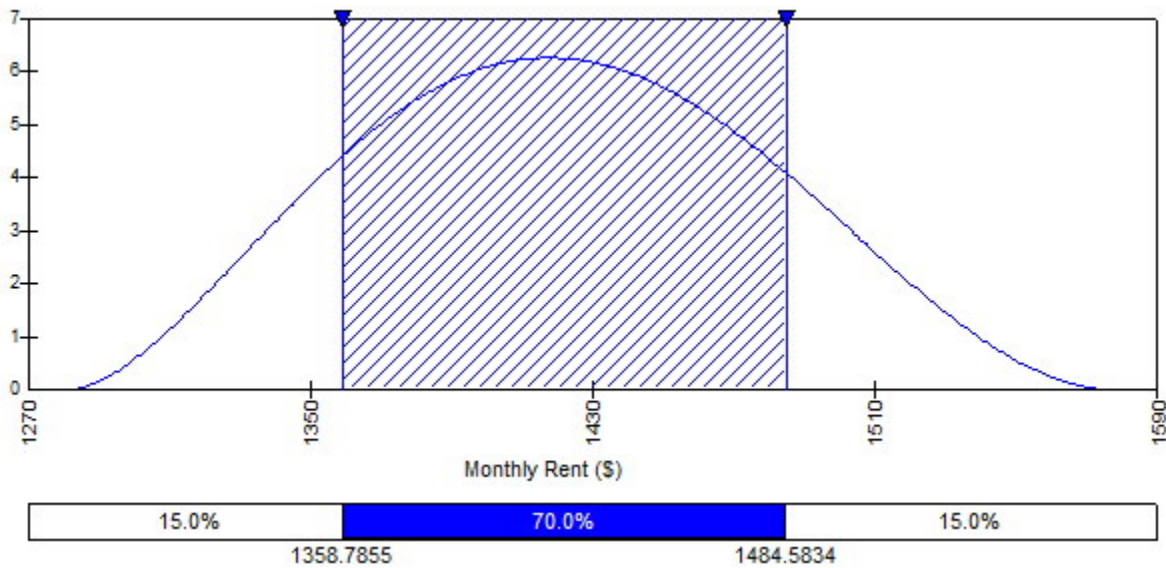
Predicted Range (Monthly)

\$1,280
Low

\$1,359 - \$1,485
Predicted Range

\$1,580
High

Rent Probability Distribution



The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. The boundary rent values (low and high values in shaded area above) are developed using larger geographical territories. The overall "shape" of the probability distribution is an analytical modeling "best fit" with an emphasis on the adjusted rent and associated confidence of each comparable from the Subject Property's neighborhood.

Property Info

Address	7224 Nall Ave
City	Prairie Village
State	KS
Zip	66208
Type	Single-Family Home
Bedrooms	3
Bathrooms	1
Square Feet	1,226

Comparable Rents

Neighborhood Comparable Grid

#	Beds	Baths	Square Feet	Distance (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	3	1	1,226						
A	3	1	1,300	0.39	Yes	\$1,400	1.59%	-1.59%	\$1,378
		\$0	(-\$22)				\$22	(-\$22)	
B	3	1	1,000	0.38	Yes	\$1,400	10.17%	10.17%	\$1,542
		\$0	\$142				\$142	\$142	
C	3	1	1,000	0.11	No	\$1,300	10.95%	10.95%	\$1,442
		\$0	\$142				\$142	\$142	
D	3	2	1,835	0.26	No	\$1,450	21.02%	-21.02%	\$1,145
		(-\$36)	(-\$269)				\$305	(-\$305)	
E	3	2	1,252	0.42	Yes	\$1,450	3.11%	-3.11%	\$1,405
		(-\$36)	(-\$9)				\$45	(-\$45)	
F	3	2	1,000	0.25	Yes	\$1,350	13.05%	8.05%	\$1,459
		(-\$34)	\$142				\$176	\$109	
G	3	1	1,339	0.09	No	\$1,595	3.33%	-3.33%	\$1,542
		\$0	(-\$53)				\$53	(-\$53)	
H	3	1	0	0.32	Yes	\$1,295	0.00%	0.00%	\$1,295 *
		\$0	\$0				\$0	\$0	
I	3	2	1,200	0.31	No	\$1,265	3.20%	-1.80%	\$1,242
		(-\$32)	\$9				\$40	(-\$23)	
J	3	2	0	0.22	No	\$1,550	2.50%	-2.50%	\$1,511 *
		(-\$39)	\$0				\$39	(-\$39)	

* Attribute Data Absence or Anomaly

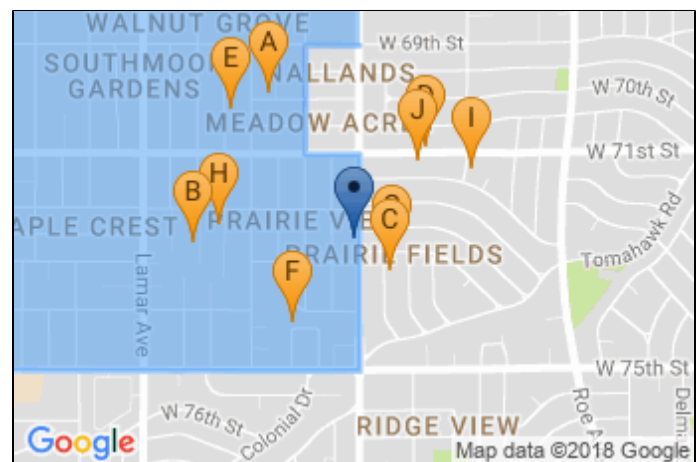
Area

Radius Searched	0.5 Mile
Comparables Found	30
Subject Size vs. Comps	Larger than 4%
Data Confidence	96%

Rent Models

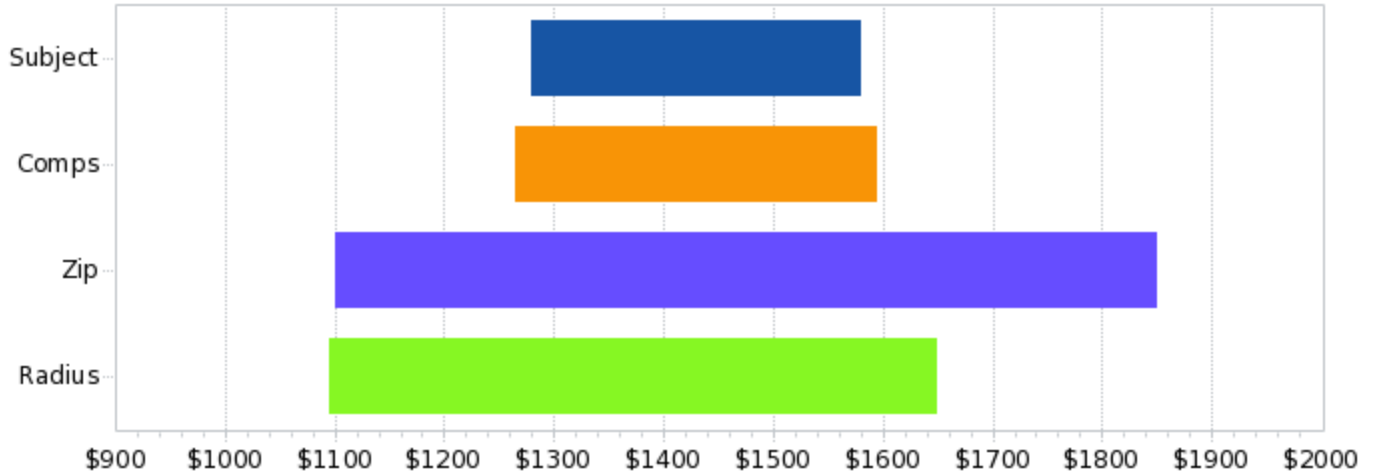
Proximity (Closest)	\$1,443
Attribute (Most Similar)	\$1,392
Probability (Most Likely)	\$1,417
Area Comps (30 in Total)	\$1,410

Census Tract & Comparables



Market Rents

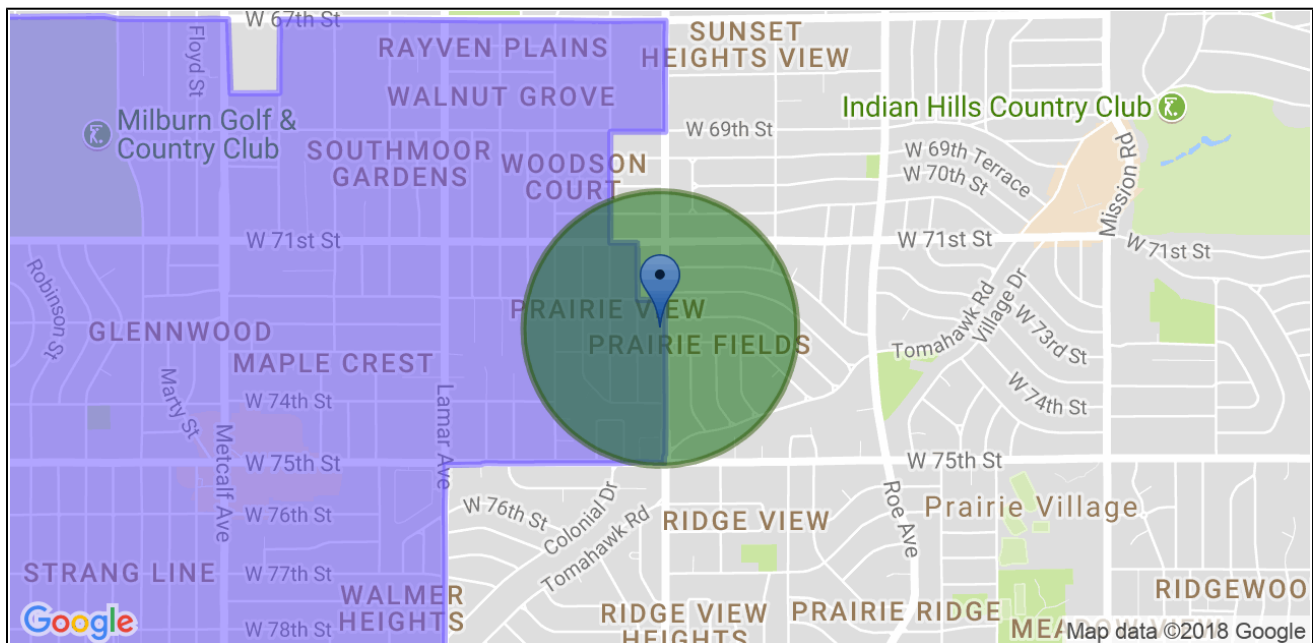
Rent Profiles



Market Rent Data

	Low	Median	High	Range
Subject	\$1,280	\$1,427	\$1,580	\$300
Comparables	\$1,265	\$1,400	\$1,595	\$330
Zip	\$1,100	\$1,427	\$1,850	\$750
Radius	\$1,095	\$1,450	\$1,650	\$555

Markets Boundary Map (Zip & Radius)



Appendix

All information contained in this report is deemed reliable but provided on an "as is" basis without warranty of any kind, either expressed or implied, including but not limited to any representation of accuracy, timeliness, reliability or completeness.

Rent models and rental estimates are based on the subject property being in similar condition relative to the comparable properties. Subject property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact rental values.

Data services provided by RentRange.com.

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Neighborhood Comparable Grid Address Legend

#	Subject Address
A	6942 Outlook St , Overland Park, KS 66204
B	7228 Beverly St , Overland Park, KS 66204
C	7309 Birch St, Prairie Village, KS 66208
D	5212 W 71st St, Prairie Village, KS 66208
E	7005 Dearborn St , Overland Park, KS 66204
F	5712 W 74th Ter , Overland Park, KS 66204
G	5317 W 73rd St , Prairie Village, KS 66208
H	7210 Dearborn St, Overland Park, KS 66204
I	7111 Fonticello St, Prairie Village, KS 66208
J	5221 W 71st St, Prairie Village, KS 66208