

Rent Radar™ - Rent Report

Subject Rent

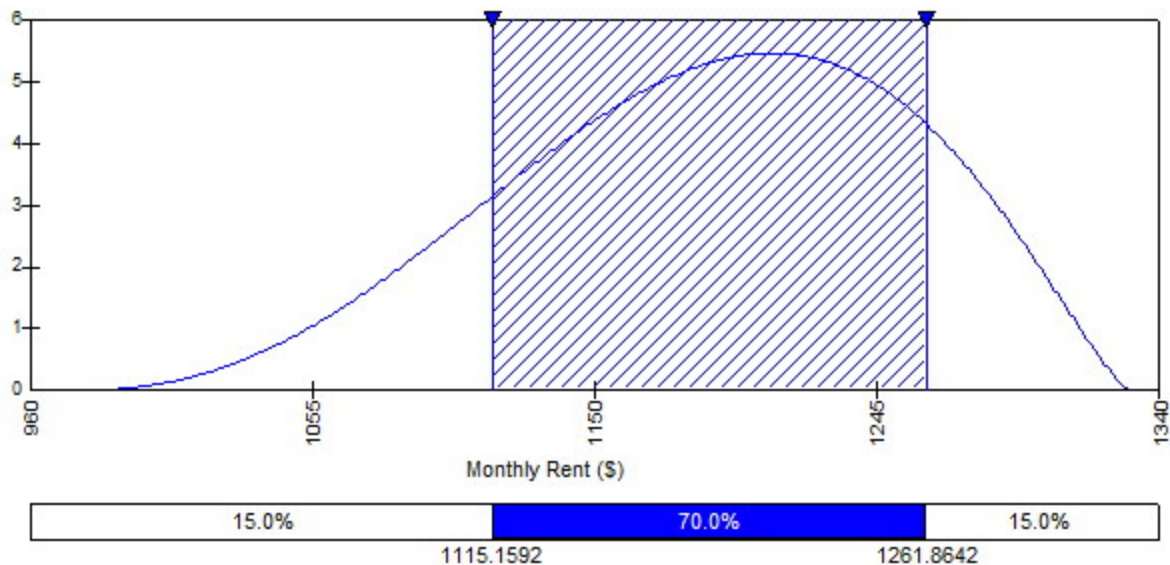
Predicted Range (Monthly)

\$970
Low

\$1,115 - \$1,262
Predicted Range

\$1,330
High

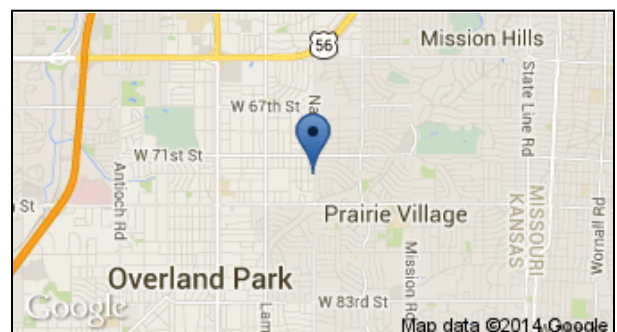
Rent Probability Distribution



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	Sq. Ft.	Dist (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	3	1	1,226						
A	3	1 \$0	0 \$0	0.12	No	\$1,300	0.00% \$0	0.00% \$0	\$1,300 *
B	3	1 \$0	1,175 \$14	0.2	No	\$1,300	1.10% \$14	1.10% \$14	\$1,314
C	3	0 \$0	1,100 \$73	0.22	No	\$1,120	6.52% \$73	6.52% \$73	\$1,193
D	3	1 \$0	1,260 (-\$10)	0.28	Yes	\$1,075	0.89% \$10	-0.89% (-\$10)	\$1,065
E	3	1 \$0	888 \$340	0.2	Yes	\$950	35.77% \$340	35.77% \$340	\$1,290
F	3	1 \$0	888 \$340	0.26	Yes	\$1,050	32.37% \$340	32.37% \$340	\$1,390
G	3	2 (-\$34)	1,500 (-\$255)	0.25	No	\$1,350	21.38% \$289	-21.38% (-\$289)	\$1,061
H	3	1 \$0	1,000 \$29	0.33	No	\$1,175	2.50% \$29	2.50% \$29	\$1,204
I	3	1 \$0	888 \$340	0.29	Yes	\$1,099	30.92% \$340	30.92% \$340	\$1,439
J	3	2 (-\$30)	1,108 \$30	0.35	No	\$1,200	4.96% \$60	-0.04% (-\$0)	\$1,200

* Attribute Data Absence or Anomaly

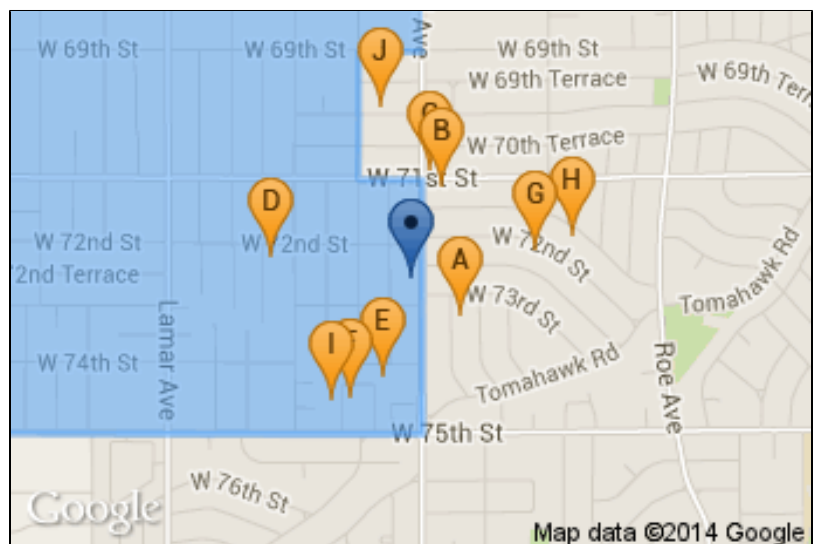
Area

Radius Searched	0.5 Mile
Comparables Found	38
Subject Size vs. Comps	Smaller than 10%
Data Confidence	92%

Rent Models

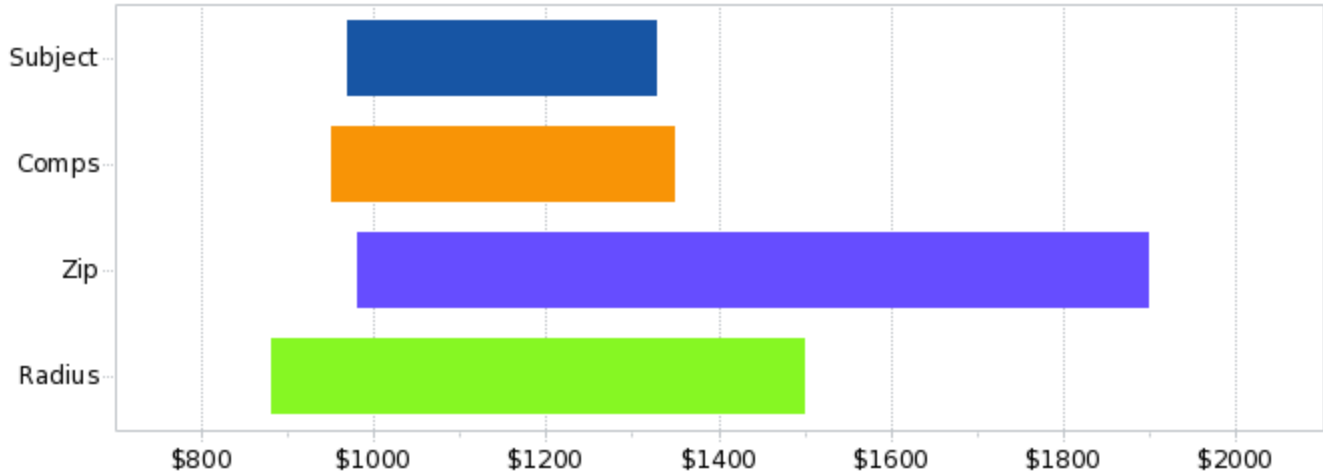
Proximity (Closest)	\$1,300
Attribute (Most Similar)	\$1,193
Probability (Most Likely)	\$1,209
Area Comps (38 in Total)	\$1,140

Census Tract & Comparables



Market Rents

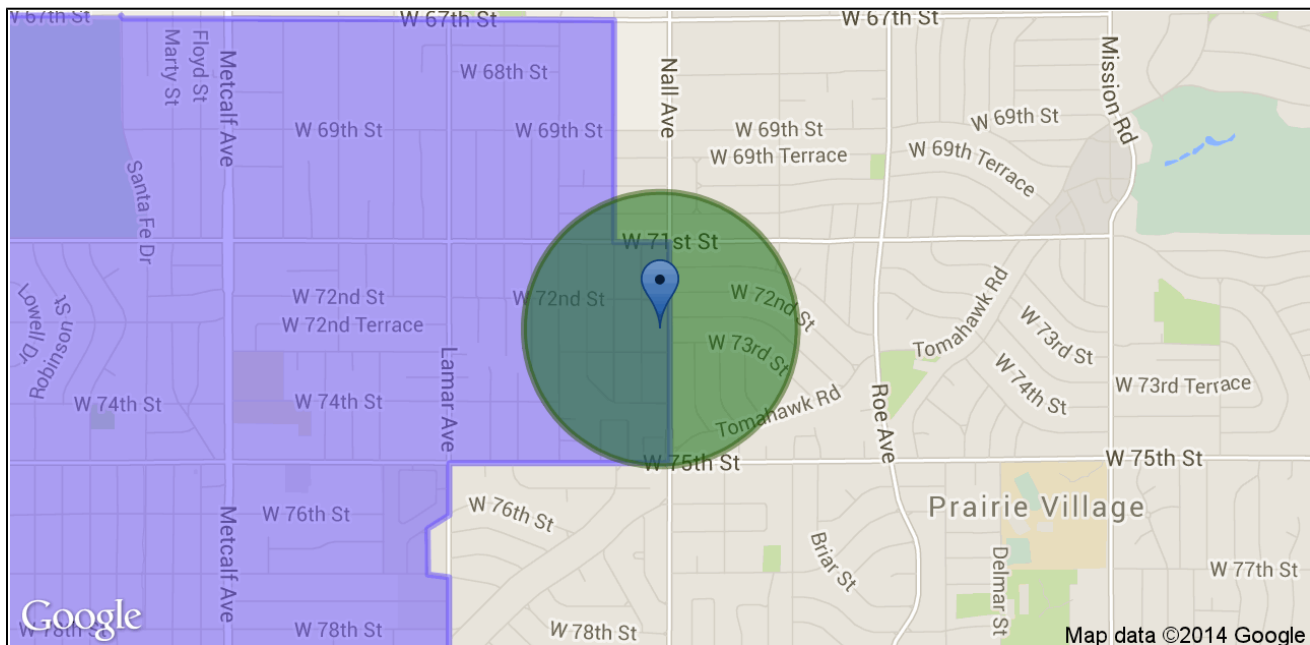
Rent Profiles



Market Rent Data

	Low	Median	High	Range
Subject	\$970		\$1,330	\$360
Comparables	\$950	\$1,150	\$1,350	\$400
Zip	\$980	\$1,341	\$1,900	\$920
Radius	\$880	\$1,175	\$1,500	\$620

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	7309 Birch St, Prairie Village, KS 66208
B	5405 W 71st St, Prairie Village, KS 66208
C	5408 W 71st St, Prairie Village, KS 66208
D	7207 Dearborn St, Overland Park, KS 66204
E	7409 MAPLE LN, Overland Park, KS 66204
F	7423 Reeds Ln, Overland Park, KS 66204
G	5105 W 72nd St, Prairie Village, KS 66208
H	4919 W 71st Ter, Prairie Village, KS 66208
I	7426 Reeds Ln, Overland Park, KS 66204
J	5600 W 70th St, Prairie Village, KS 66208