6211 West 158th Place
Overland Park, KS 66223

Rent Radar™ Rent Package

6/3/2024

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Rent Package - Summary

Property Info

Address	6211 W 158TH PL
City	Overland Park
State	Kansas
Zip	66223
Type	Single-Family Home
Bedrooms	3
Bathrooms	3
Square Feet	1,700
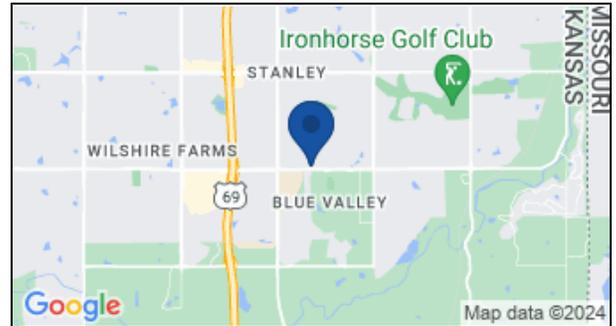
Summary Info

RISC™ Index - Neighborhood Scores

72.37 MSA

66.05 National

Rent - Predicted Range (Monthly)

$2,170 Low

$2,285 - $2,485 Predicted Range

$2,650 High

Vacancy - Investment Vacancy Rate (Annual)

9.30% Low

11.95%

14.60% High

Oz Accommodations
Building Wealth Through Real Estate

RISC™ Report - Detailed

RISC™ Score

### Rental Property Credit Score (380 - 820)

Rental Property Credit Score - RISC Score. Credit scoring models date back to the mid 1950's. It took decades for the industry to adopt this composite index associated with consumer credit risk. Today, credit scores are widely accepted as a quick, reliable resource for risk evaluation. Given the adoption of this system and its shared purpose of simplified risk evaluation, RentFax has developed the RISC Score (Rental Property Credit Score). The RISC Score is a quick, easy risk evaluation metric for the rental income stability of investment properties based on their location. The RISC Score is presented in a numeric range comparable to today's credit scoring models.

Location

MSA

**Kansas City, MO-KS**

Neighborhood Map
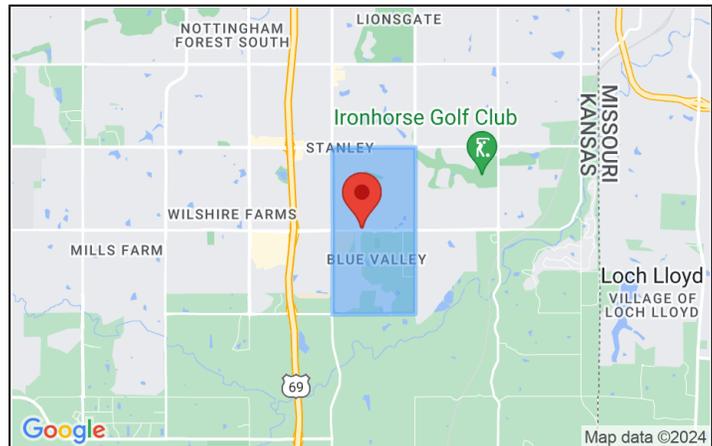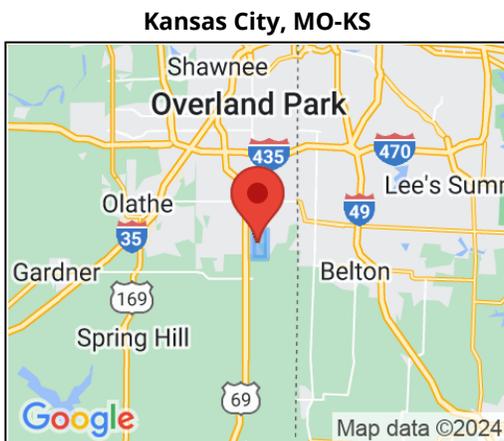
RISC™ Index

## Rental Income Stability Composite Index (0-100)

Rental Income Stability Composite (RISC™) index is a composite index that reflects the rental income stability of a residential real estate investment property based on its location. The RISC index is computed per neighborhood (Census Tract) over two data samples (MSA and USA) to allow property comparisons at the MSA (Metropolitan Statistical Area) and USA (National) levels. The RISC index ranges from 0 to 100, with higher scores reflecting greater rental income stability.

## RISC Index Spectrum - Characteristics and Attributes
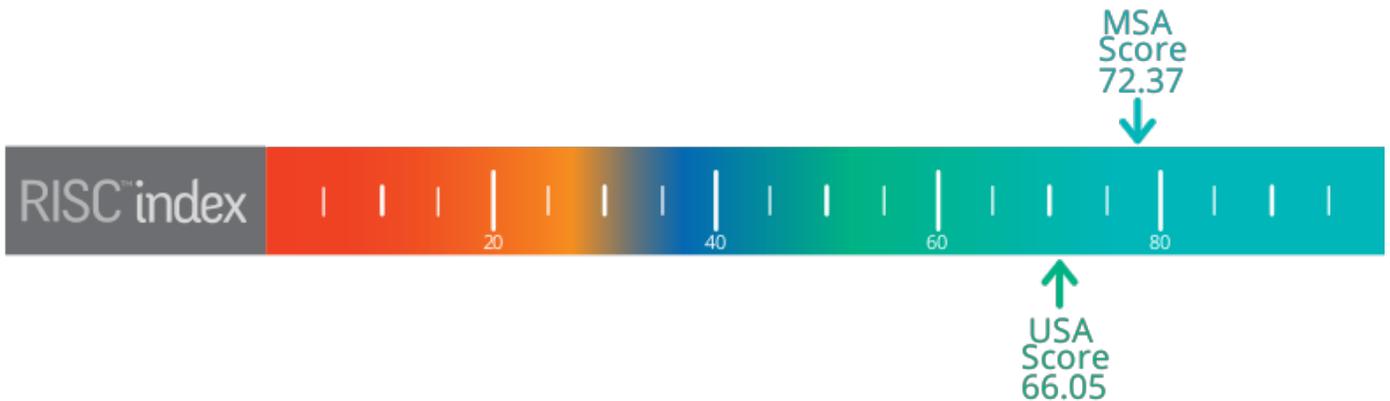
Income Stability refers to the stability of rental income generation of a residential real estate investment property. Income Interruption Risks are risks and events that can disrupt this rental income generation. A few examples of Income Interruption Risks include: evictions, non-payment of rent (credit loss), vandalism, frequent tenant turnover, and extended vacancies. A lower valued RISC Index indicates lower income stability and thus property location characteristics more likely to lead to interruption events. Conversely, higher RISC Index values reflect higher stability and a decreased potential for income disruption.
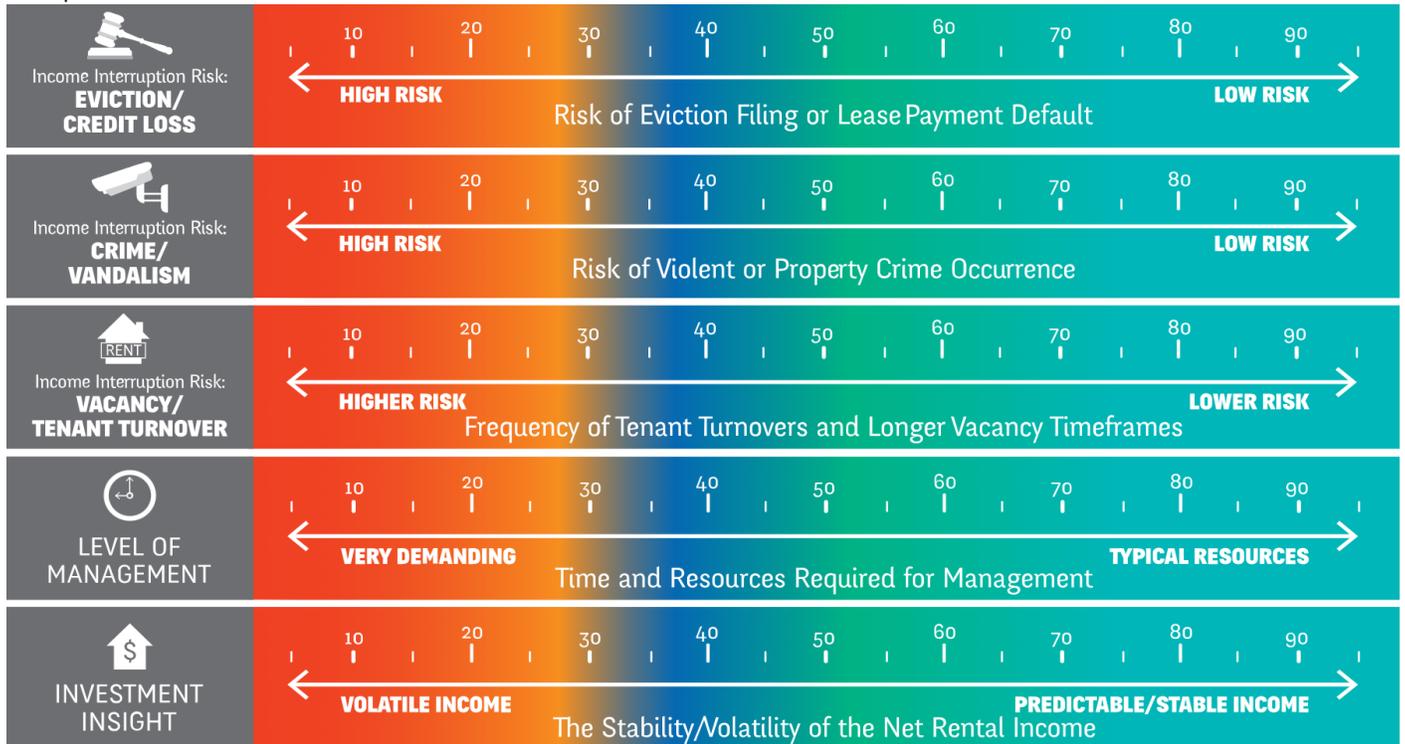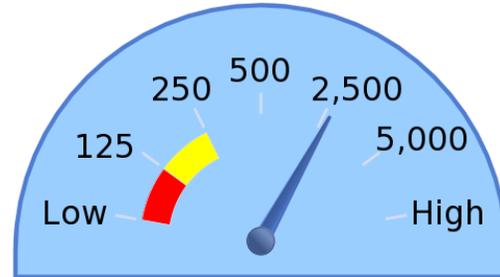
Population & Density

Population
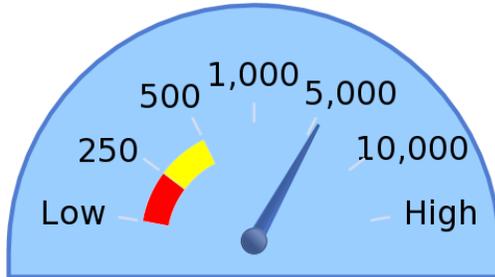
4,481
People

Population Density
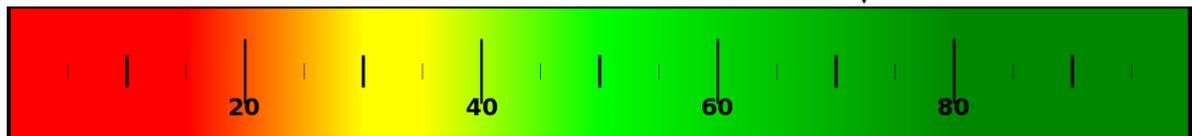
2,960
People per Sq. Mile

Population and Population Density - Data sampling within a neighborhood may influence the precision of the RISC index. Population and Population Density are two primary indicators of data sampling "strength". Accordingly, low population and/or population density may alter the precision of the RISC score.

RISC Influences

RISC Influences Graph

Negative Influence — Positive Influence

- Housing
- Occupancy
- Economic
- Crime
- Education

MSA Score
72.37

20   40   60   80

RISC Attributes, Influence, and Detailed Data - The RISC score is a composite index incorporating more than 15 unique data elements in the sectors of housing, economic, occupancy characteristics, social characteristics, and other localized data. Each data sector can have a positive or negative influence on the RISC score.

House Value

Median Housing Value	Average Annual Appreciation (5yr)	Appreciation Rate Index (5yr)
$449,507	**8.16%**	**50**
$479,141 for Overland Park	7.95% for Overland Park	Higher than 50%
$238,492 for KANSAS	8.66% for KANSAS	of U.S. neighborhoods

Housing Values
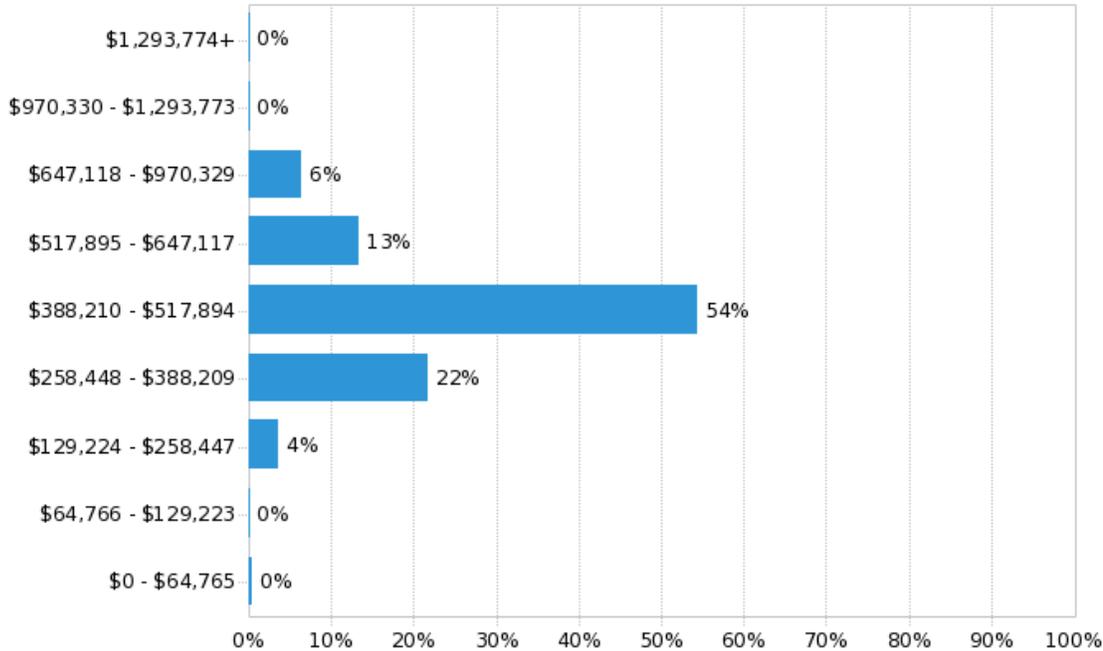
Appreciation Rates

This Neighborhood				**Overland Park (citywide)**				**KANSAS**		
	Average Annual	Total	Compared to U.S. *		Average Annual	Total	Compared to U.S. *	Average Annual	Total	Compared to U.S. *
1 Quarter	-2.96%	-0.75%	20		-2.96%	-0.75%	17	-3.48%	-0.88%	27
1 Year	6.31%	6.31%	72		6.31%	6.31%	65	7.58%	7.58%	75
2 Years	8.95%	18.71%	68		8.33%	17.35%	52	9.02%	18.86%	59
5 Years	8.16%	48.01%	50		7.95%	46.61%	41	8.66%	51.50%	43
10 Years	6.66%	90.55%	51		6.86%	94.24%	66	6.32%	84.56%	49
Since 1990	3.18%	106.89%	24		3.45%	125.75%	41	3.78%	141.61%	25

* 100 is Highest

Housing Profile

Housing Types

Housing Type	Percentage
Single Family	80.47%
Townhomes	5.12%
Small Apartments	0.4%
Aparment Complexes	14.01%
Mobile Homes	0%

Year Built

Year Built	Percentage
1995 or newer	17.66%
1970-1994	81.05%
1940-1969	0.89%
1939 or older	0.4%
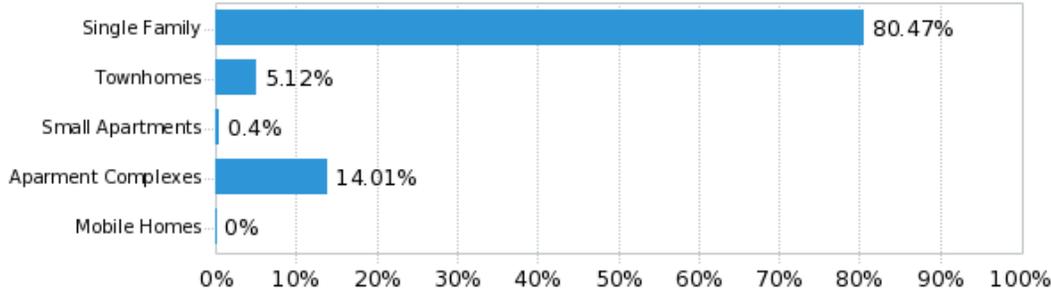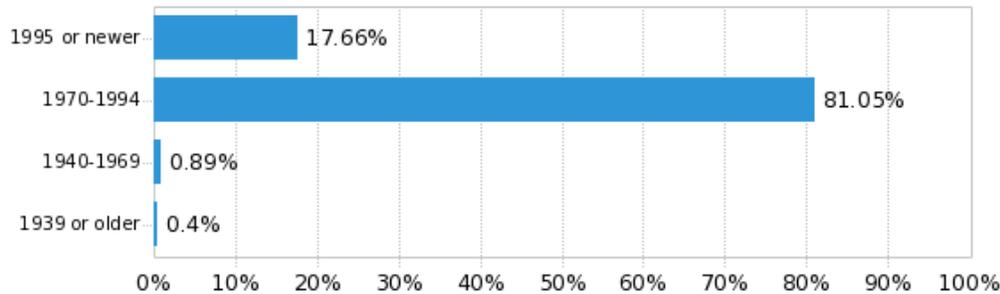
Number of Bedrooms

Bedrooms	Percentage
5+	6.01%
3-4	75.31%
0-2	18.68%

Occupancy

Occupancy	Percentage
Renters	21.98%
Owners	78.02%
Vacant	4.27%
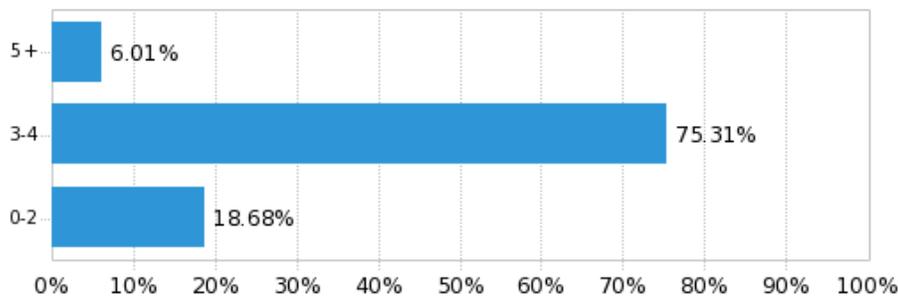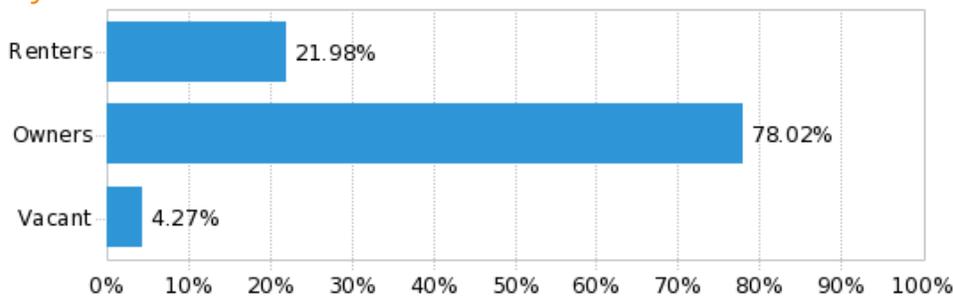
Crime

Total Crime Index	Rank in Overland Park	Crime Rate
36	22 of 52	25.13 crimes
Safer than 36% of the	22nd safest neighborhood	per 1,000 residents
neighborhoods in the U.S.	in Overland Park	137 crime incident(s)

Violent Crime

Violent Crime Index	Chance of being a victim of violent crime	Crime Rate
52	1 in 454	2.20 crimes
Safer than 52% of the	1 in 451 for Overland Park	per 1,000 residents
neighborhoods in the U.S.	1 in 241 for Kansas	12 violent crime incident(s)

Violent Crimes Per 1,000 Residents
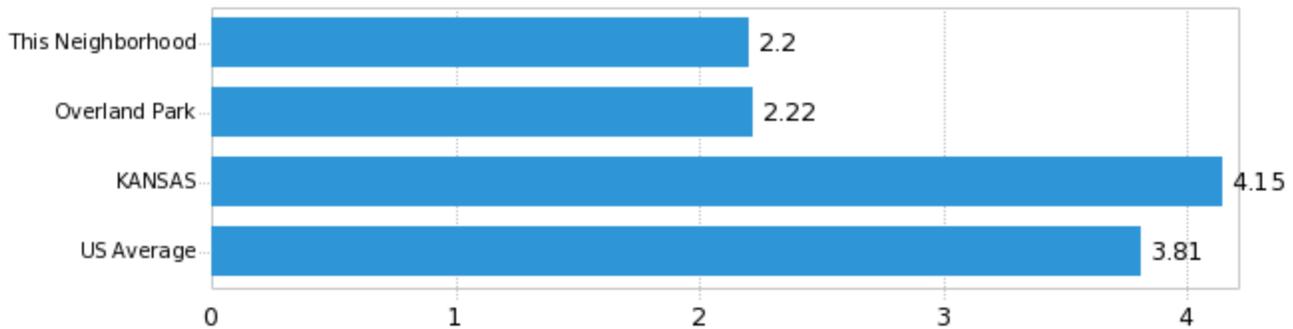
Property Crime

Property Crime Index	Chance of being a victim of property crime	Crime Rate
33	1 in 44	22.93 crimes
Safer than 33% of the	1 in 42 for Overland Park	per 1,000 residents
neighborhoods in the U.S.	1 in 50 for Kansas	125 property crime incident(s)

Property Crime Per 1,000 Residents
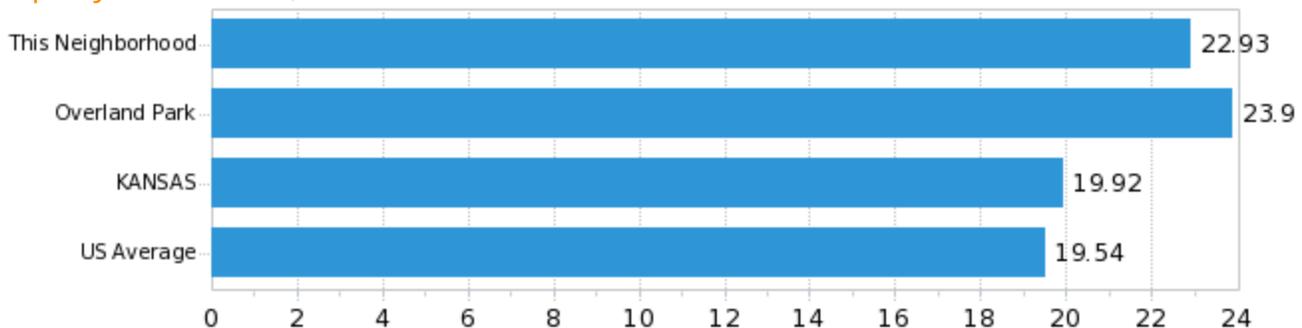
Crime Density

Crime Density Index	Crimes Per Square Mile
41	68.33 crimes
Fewer crimes per square mile	per square mile
than 41% of the neighborhoods in the U.S.	137 crime incident(s)

Crimes Per Square Mile
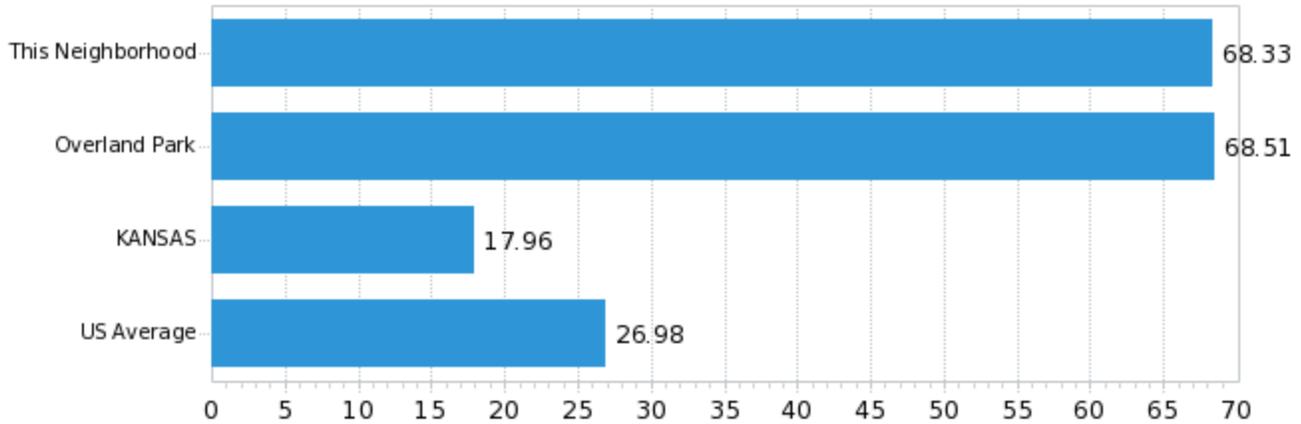
Public Schools

Neighborhood Education Index

80

Better than 80% of the neighborhoods in US

BLUE VALLEY
15020 Metcalf Ave.,Overland Park, KS 66223 (913) 239-4000

District Education Index	Students Per Classroom	Enrolled Students
90	14	22,376
This district is better than:	13 KANSAS average	35schools in this district
90.40% of all US School Districts	16 US Average	
98.96% of all KANSAS districts		

Public School Test Scores (no child left behind)

This District Total Score	53%
KANSAS Total Score	31%
This District Reading Score	55%
KANSAS Reading Score	32%
This District Math Score	51%
KANSAS Math Score	29%
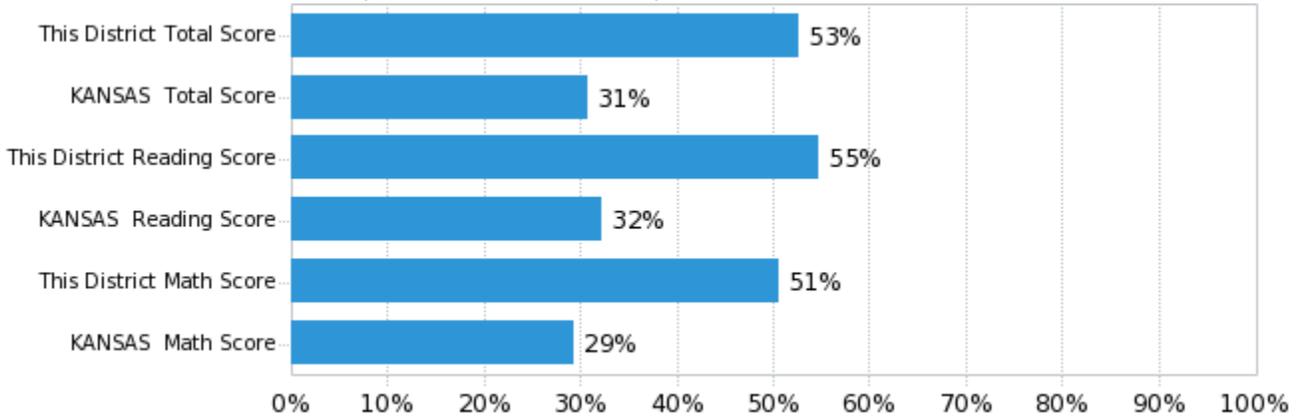
Important Economic Groups

Educational Environment	This Neighborhood
Adults with a college degree or higher	55.4%
Children in neighborhood living in poverty	3.4%

Educational Expenditures

For this district	Per student	Total	% of total
Total	$14,349	$325,923,186	100.0%
Instructional	$6,812	$154,727,768	47.5%
Support	$4,184	$95,035,376	29.2%
Student	$860	$19,534,040	6.0%
Staff	$548	$12,447,272	3.8%
General Administration	$116	$2,634,824	0.8%
School Administration	$639	$14,514,246	4.5%
Operation	$1,156	$26,257,384	8.1%
Transportation	$348	$7,904,472	2.4%
Other	$517	$11,743,138	3.6%
Non-Instructional	$3,353	$76,160,042	23.4%

Appendix

Rental Income Stability Composite (RISC™) and **Score** are composite indices incorporating a wide array of information across multiple data sectors. This data has demonstrated a significant influence and correlation on historical rental income stability of residential investment properties. Housing, economic, occupancy characteristics, social characteristics, and other neighborhood-level data are utilized in the formulation of this rental income-focused Index. Hence, the RISC™ Index and Score are deemed a work of art. RentFax, LLC disclaims all warranties, expressed or implied, including any implied warranties of the application of the RISC products to any investing, lending, management or other investment property decision.

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 Radar™ - Rent Report

Subject Rent

Predicted Range (Monthly)

$2,170	$2,285 - $2,485	$2,650
Low	**Predicted Range**	**High**

Rent Probability Distribution

| 15.0%	70.0%	15.0%
	2284.7689 — 2485.0117	
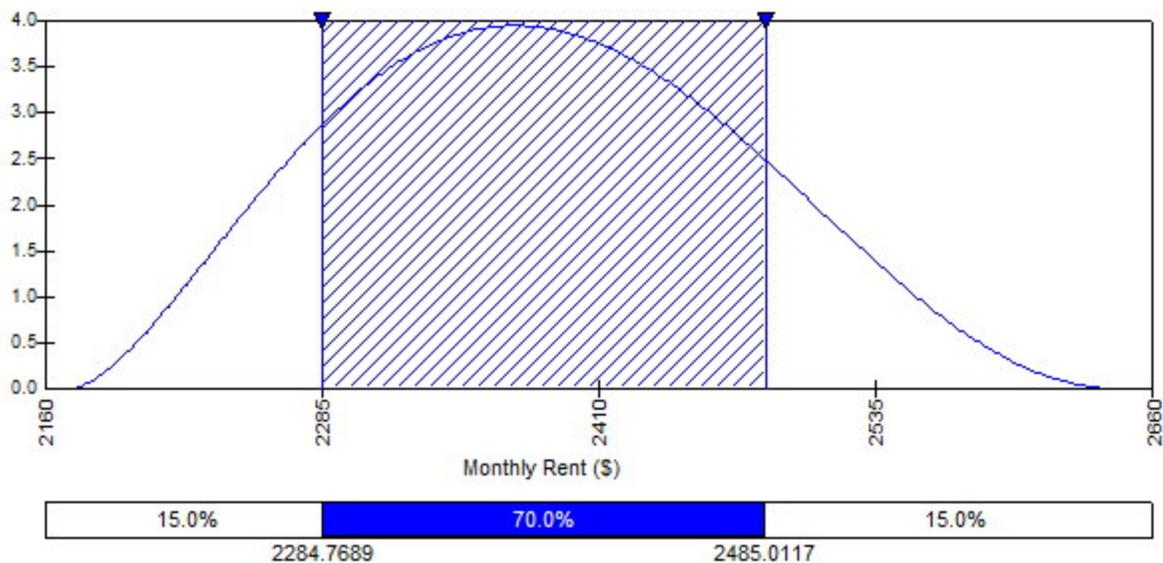
The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. 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	6211 W 158TH PL
City	Overland Park
State	Kansas
Zip	66223
Type	Single-Family Home
Bedrooms	3
Bathrooms	3
Square Feet	1,700
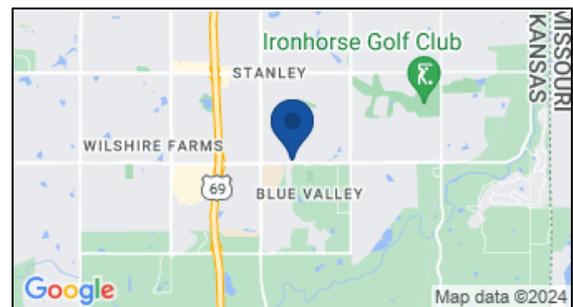
Comparable Rents

Neighborhood Comparable Grid

#	Beds	Baths	Square Feet	Distance (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	**3**	**3**	**1,700**						
A	4	3.0 $0	1,882 (-$91)	0.23	Yes	$2,400	3.79% $91	-3.79% (-$91)	$2,309
B	3	2.0 $44	2,612 (-$55)	0.63	Yes	$2,345	4.20% $98	-0.47% (-$11)	$2,334
C	4	2.5 $30	2,000 (-$180)	0.94	No	$2,595	8.09% $210	-5.78% (-$150)	$2,445
D	4	3.0 $0	2,120 (-$298)	0.07	Yes	$2,495	11.95% $298	-11.95% (-$298)	$2,197
E	4	2.0 $44	2,295 (-$54)	0.52	Yes	$2,225	4.37% $97	-0.44% (-$10)	$2,215
F	3	2.0 $44	1,773 (-$24)	0.82	No	$2,300	2.95% $68	0.85% $20	$2,320
G	3	2.5 $30	1,656 $16	1.63	No	$2,100	2.20% $46	2.20% $46	$2,146
H	4	3.0 $0	2,096 (-$59)	0.49	Yes	$2,350	2.53% $59	-2.53% (-$59)	$2,291
I	3	3.0 $0	1,599 $33	0.26	Yes	$2,695	1.24% $33	1.24% $33	$2,728
J	3	2.0 $44	2,151 (-$54)	0.72	Yes	$2,095	4.67% $98	-0.49% (-$10)	$2,085

* Attribute Data Absence or Anomaly

Area

Radius Searched	1.7 Mile
Comparables Found	30
Subject Size vs. Comps	Larger than 76%
Data Confidence	89%

Rent Models

Proximity (Closest)	$2,346
Attribute (Most Similar)	$2,376
Probability (Most Likely)	$2,372
Area Comps (30 in Total)	$2,361

Census Tract & Comparables
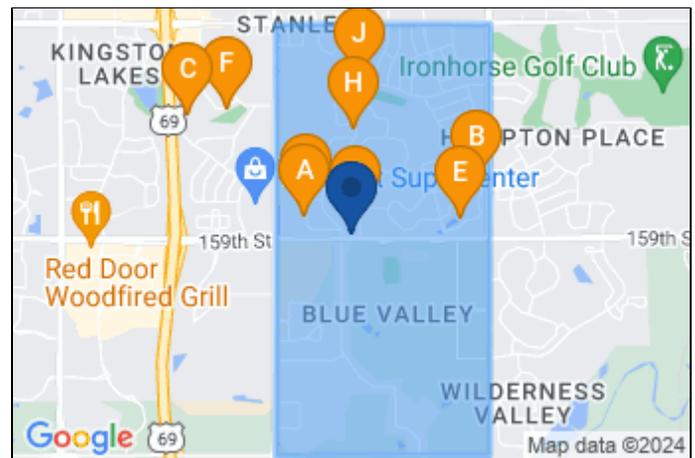
Market Rents

Rent Profiles
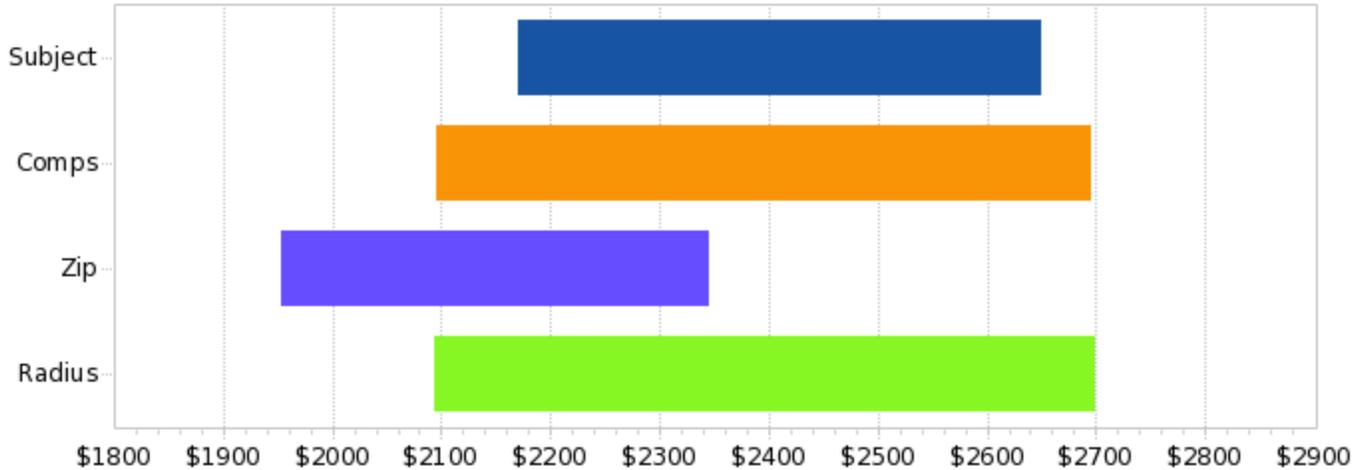
Market Rent Data

	Low	Median	High	Range
Subject	$2,170		$2,650	$480
Comparables	$2,095	$2,350	$2,695	$600
Zip	$1,953	$2,046	$2,345	$392
Radius	$2,094	$2,375	$2,700	$606

Markets Boundary Map (Zip & Radius)
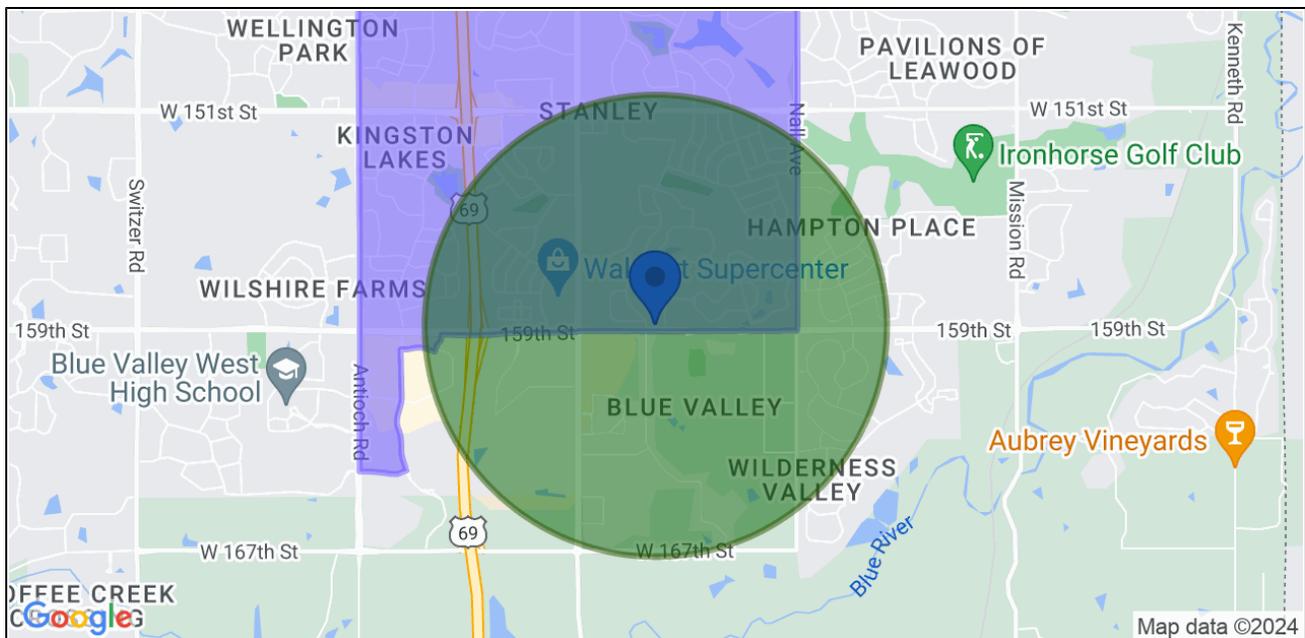
Appendix

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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.

Neighborhood Comparable Grid Address Legend

#	Subject Address
A	15852 GLENWOOD AVE, OVERLAND PARK, KS 66223
B	5603 W 157TH ST, OVERLAND PARK, KS 66223
C	15431 ROBINSON ST, OVERLAND PARK, KS 66223
D	6205 W 158TH TER, OVERLAND PARK, KS 66223
E	5616 W 158TH TER, OVERLAND PARK, KS 66223
F	7619 W 154TH TER, OVERLAND PARK, KS 66223
G	14903 GOODMAN ST, OVERLAND PARK, KS 66223
H	6303 W 155TH PL, OVERLAND PARK, KS 66223
I	15832 GLENWOOD AVE, OVERLAND PARK, KS 66223
J	6301 W 153RD ST, OVERLAND PARK, KS 66223

Rent Radar™ - Vacancy Report

Investment Vacancy Rate

Investment Vacancy Rate (Annual)

9.30%
Low

11.95%

14.60%
High

The Investment Vacancy Rate is the percentage of days on an annual basis for which the subject property is estimated to have no rental revenue generation due to vacancy. The Investment Vacancy Rate is developed using a combination of both Tenancy Duration and Vacancy Duration which comprise the Tenancy Cycle.

Tenancy Cycle - Historical Neighborhood Durations

Tenancy Duration - Median
13.37 Months
1.11 Years

Tenancy Duration is how long the subject is occupied with a paying tenant.
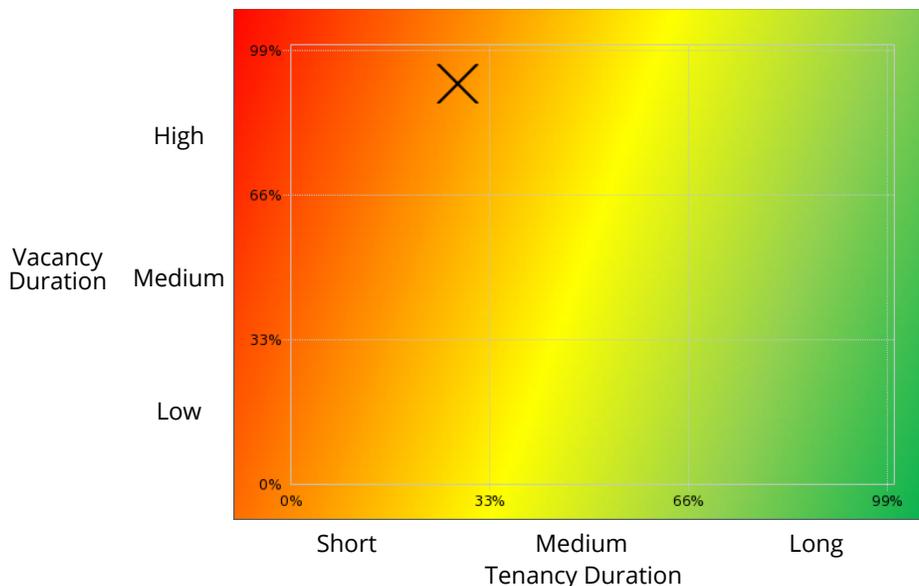
Vacancy Duration
7.86 Weeks
55.19 Days

Vacancy Duration is the time frame between occupancies of paying tenants.

Tenancy Cycle

Tenancy Duration 13.37 Months

Vacancy Duration 55.19 Days

Tenancy Cycle Spectrum - MSA

Vacancy Duration

99%
High
66%
Medium
33%
Low
0%

0%   33%   66%   99%

Short   Medium   Long
Tenancy Duration

Ranking - MSA

Tenancy Duration
91 of 126
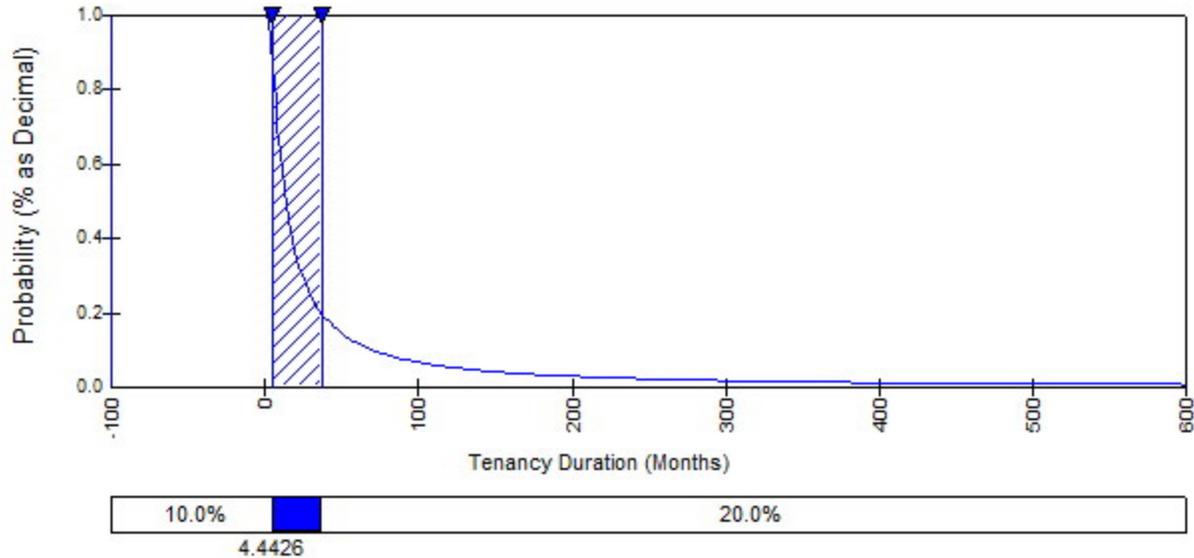
Shorter tenancy than 72% of neighborhoods in MSA

Vacancy Duration
115 of 126

Higher vacancy than 91% of neighborhoods in MSA

Tenancy Duration

Probability Distribution - Accumulative Descending

The above graph shows the probability distribution of predicted tenancy for the Subject Property. Tenancy is the likelihood that a tenant will remain in the Subject Property for a given period of time. For example, a nearly 100% probability exists that a new tenant will reside for 1 day. The likelihood of tenancy falls with longer timeframes.

Probability Charts

Probability	Tenancy Duration in Months
90%	4.44
80%	6.19
70%	8.09
60%	10.38
50%	13.37
40%	17.59
30%	24.24
20%	36.71
10%	70.78

Common Lease Period	Duration Probability
12 Months	54.21%
18 Months	39.22%
24 Months	30.28%
36 Months	20.40%
48 Months	15.16%
60 Months	11.96%

Tenant Turnover

Monthly Turnover Unit Count

19

Average number of Rental Units in this neighborhood experiencing a turnover
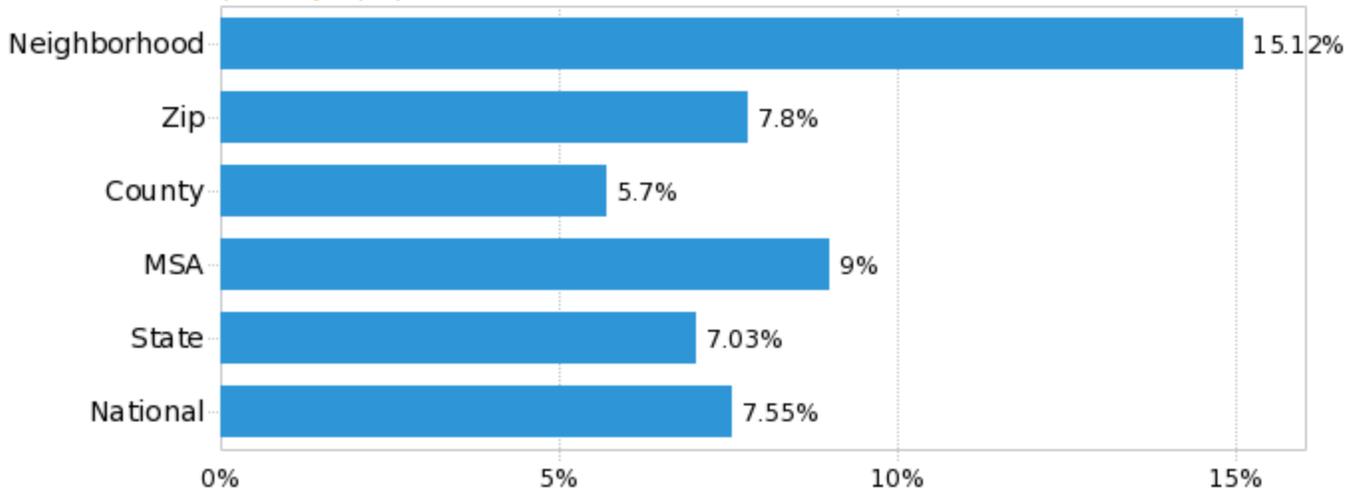
Vacancy Duration

Vacancy Duration	Vacant Unit %
7.86 Weeks	**15.12%**
55.19 Days	% of Vacant Units
Time between Tenants	in Neighborhood

Vacant Unit % by Geography

Geography	Vacant Unit %
Neighborhood	15.12%
Zip	7.8%
County	5.7%
MSA	9%
State	7.03%
National	7.55%
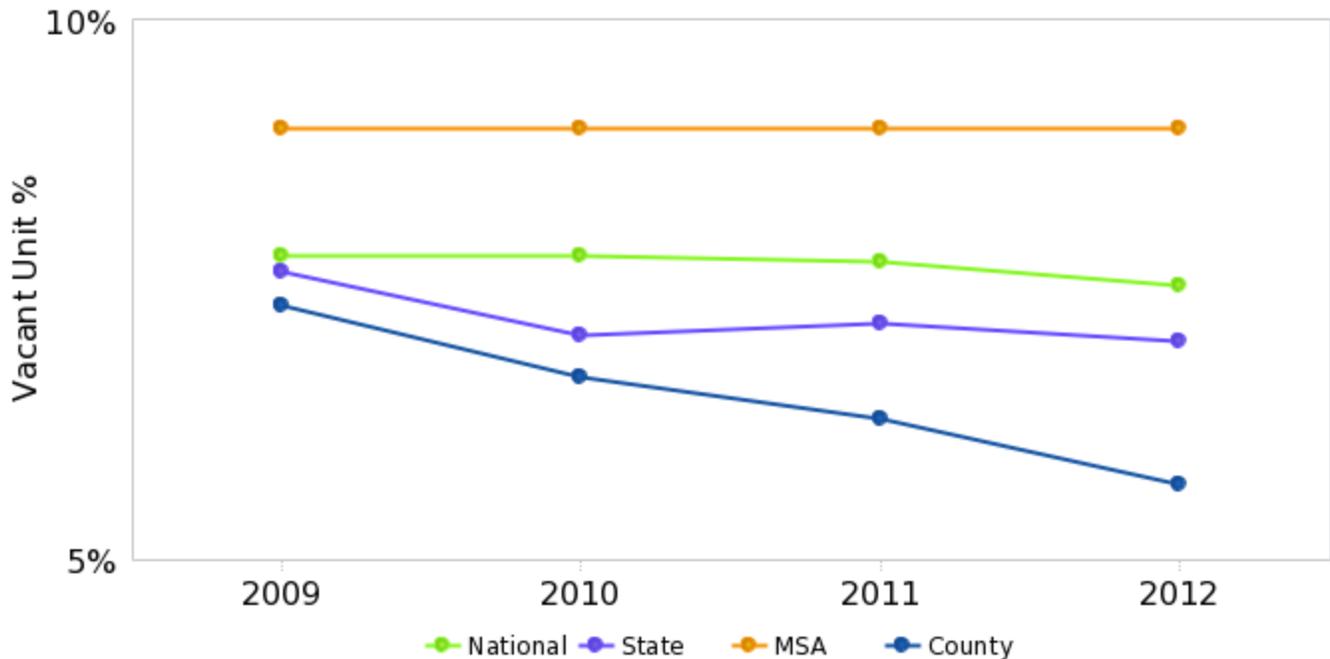
Vacant Unit % Trends

Appendix

Tenancy and Vacancy models and estimates presume the Subject Property reflects condition and desirability similar to comparable properties. Subject Property condition, tenant readiness, cleanliness, amenities, appliances, furnishings, visual appeal, and several other factors impact tenancy and occupancy duration.