Oz
ACCOMMODATIONS
Building Wealth Through Real Estate

6618 West 81st Street
Overland Park, KS 66204

Rent Radar™ Rent Package

6/16/2016

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Rent Package - Summary

Property Info

Address	6618 W 81st St
City	Overland Park
State	KS
Zip	66204
Type	Single-Family Home
Bedrooms	4 or More
Bathrooms	2
Square Feet	1,300
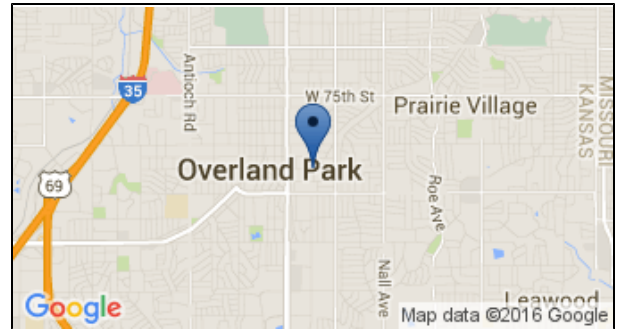
Summary Info

RISC™ Index - Neighborhood Scores

63.84
MSA

61.76
National

Rent - Predicted Range (Monthly)

$1,270
Low

$1,337 - $1,461
Predicted Range

$1,570
High

Vacancy - Investment Vacancy Rate (Annual)

2.71%
**Low**

3.25%

3.78%
High

RISC™ Report - Detailed

RISC™ Index

Neighborhood Scores

**63.84
MSA**

**61.76
USA**

The **Rental Income Stability Composite (RISC™)** index is a composite index that reflects the relative stability of a property as it relates to factors that influence the non-equity income generation (current income rather than capital gain) of residential real estate investment property. The RISC index is computed over two data samples (MSA and USA) to allow property comparisons at the MSA (Metropolitan Statistical Area) and USA (national) levels, respectively. The RISC index ranges from 0 to 100, with higher scores reflecting greater rental income stability.

Income Stability Spectrum

**MSA Score
63.84**

20   40   60   80

**61.76
National Score**

Low
Stability

High
Stability
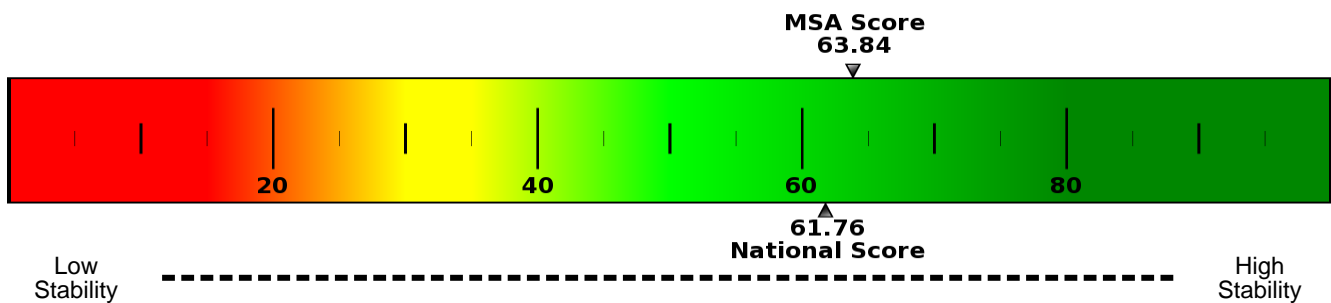
Income Stability reflects the likelihood of an event that will disrupt the rental income generation of a residential real estate investment property. A lower score indicates lower income stability and thus property location characteristics more likely to lead to interruption in rental income. Alternatively, higher scores reflect higher stability and a decreased potential for income disruption.
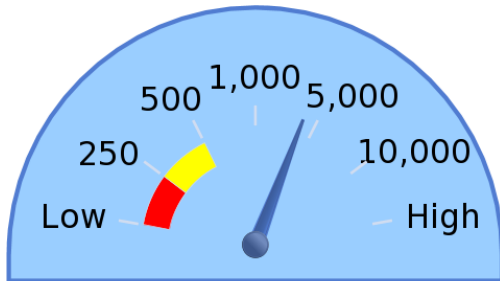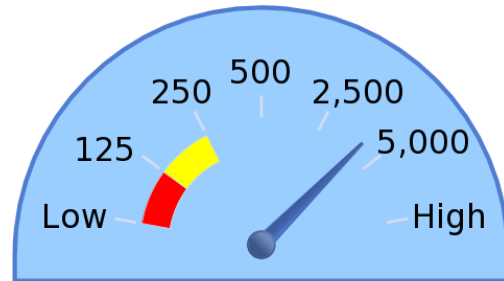
Location

MSA

Kansas City, MO-KS
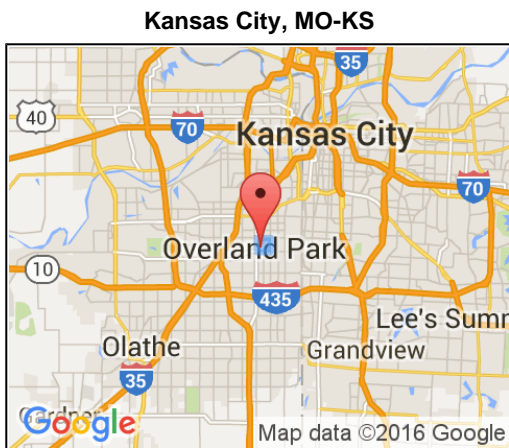
Neighborhood Map

Population & Density

Population

500 1,000 5,000
250 10,000
Low High

4,481
People

Population Density

250 500 2,500
125 5,000
Low High

2,960
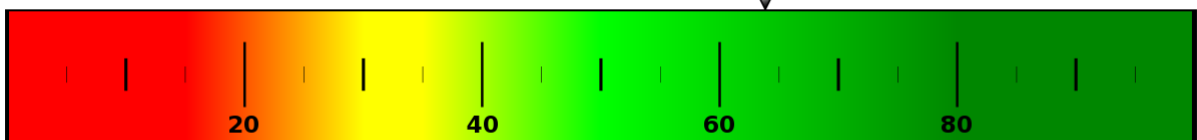**People per Sq. Mile**

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
63.84

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)
$163,951	**2.75%**	**53**
$218,320 for Prairie Village	3.12% for Prairie Village	Higher than 53%
$136,424 for Kansas	1.49% for Kansas	of U.S. neighborhoods

Housing Values
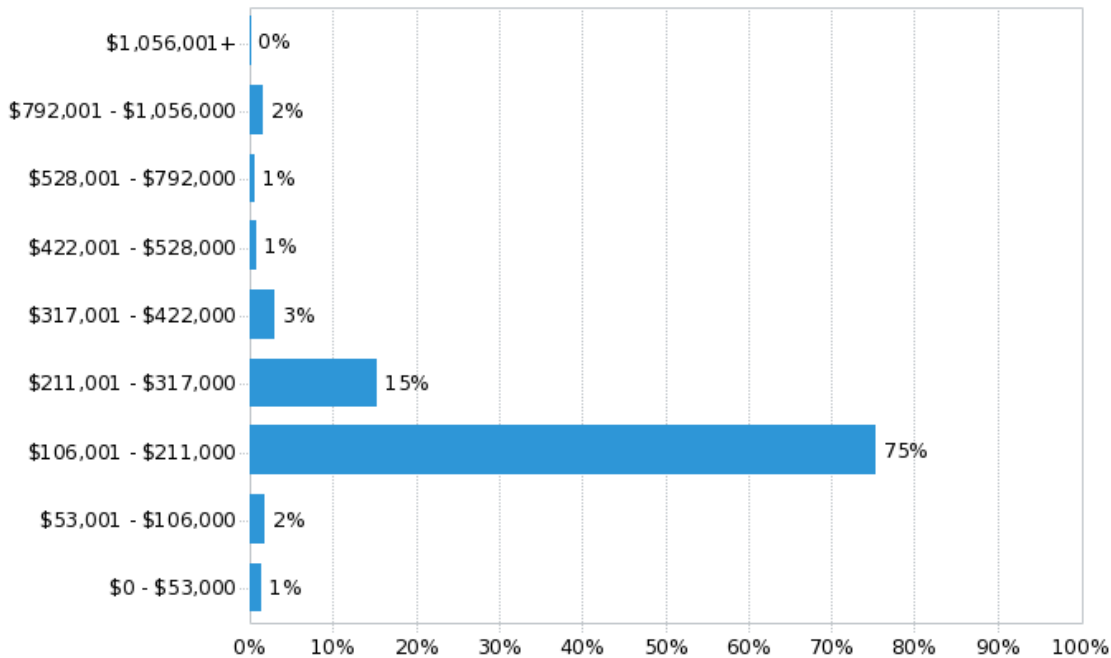
Appreciation Rates

This Neighborhood

	Average Annual	Total	Compared to U.S. *
1 Quarter	8.72%	2.11%	85
1 Year	7.56%	7.56%	71
2 Years	6.66%	13.76%	63
5 Years	2.75%	14.50%	53
10 Years	1.15%	12.12%	64
Since 1990	2.82%	104.92%	49

Prairie Village (citywide)

	Average Annual	Total	Compared to U.S. *
1 Quarter	9.17%	2.22%	87
1 Year	7.98%	7.98%	85
2 Years	7.05%	14.59%	81
5 Years	3.12%	16.58%	72
10 Years	1.63%	17.55%	74
Since 1990	3.11%	119.94%	68

Kansas

	Average Annual	Total	Compared to U.S. *
1 Quarter	3.36%	0.83%	58
1 Year	4.09%	4.09%	38
2 Years	3.84%	7.83%	44
5 Years	1.49%	7.65%	48
10 Years	1.08%	11.39%	67
Since 1990	2.96%	112.20%	42

* 100 is Highest

Housing Profile

Housing Types

Housing Type	Percentage
Single Family	77.28%
Townhomes	0%
Small Apartments	4.83%
Aparment Complexes	17.89%
Mobile Homes	0%

Year Built

Year Built	Percentage
1995 or newer	0.29%
1970-1994	23.86%
1940-1969	68.2%
1939 or older	7.65%
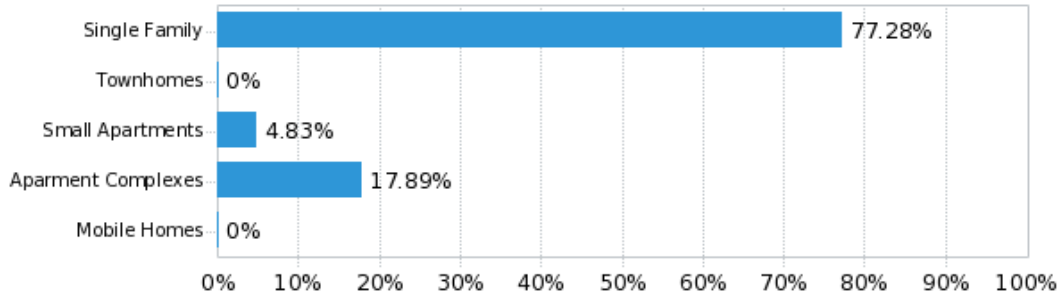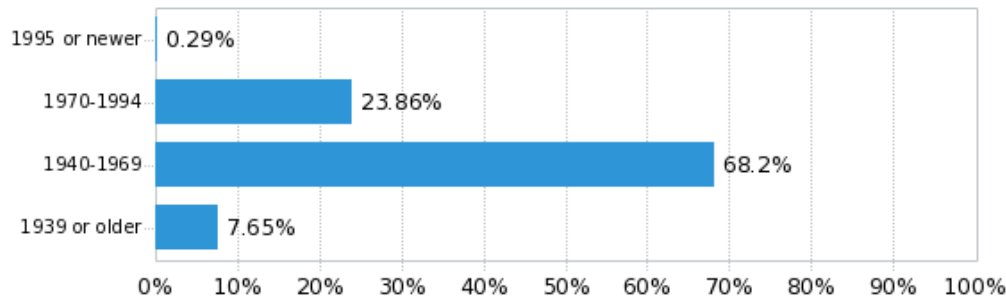
Number of Bedrooms

Bedrooms	Percentage
5 +	3.4%
3-4	60.74%
0-2	35.87%

Occupancy

Occupancy	Percentage
Renters	40.52%
Owners	59.48%
Vacant	1.44%
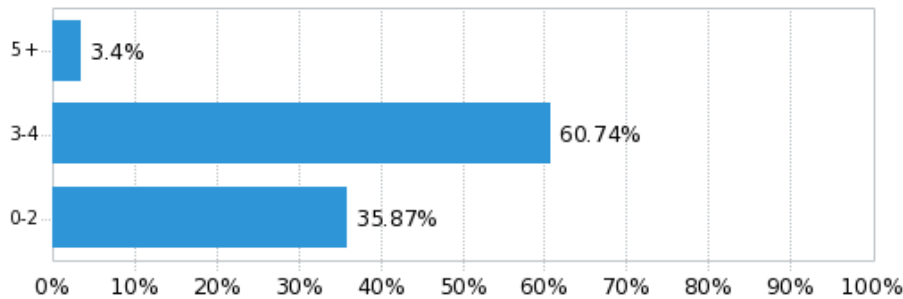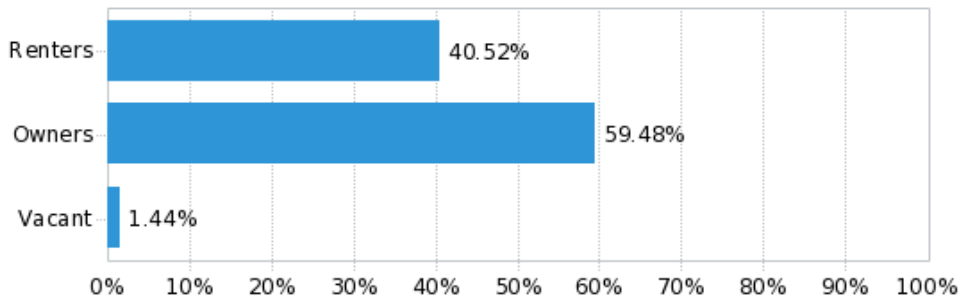
Crime

Total Crime Index	Rank in Prairie Village	Crime Rate
52	6 of 6	24.48 crimes
Safer than 52% of the	6th safest neighborhood	per 1,000 residents
neighborhoods in the U.S.	in Prairie Village	63 crime incident(s)

Violent Crime

Violent Crime Index	Chance of being a victim of violent crime	Crime Rate
59	1 in 515	1.94 crimes
Safer than 59% of the	1 in 2,431 for Prairie Village	per 1,000 residents
neighborhoods in the U.S.	1 in 287 for KS	5 violent crime incident(s)

Violent Crimes Per 1,000 Residents
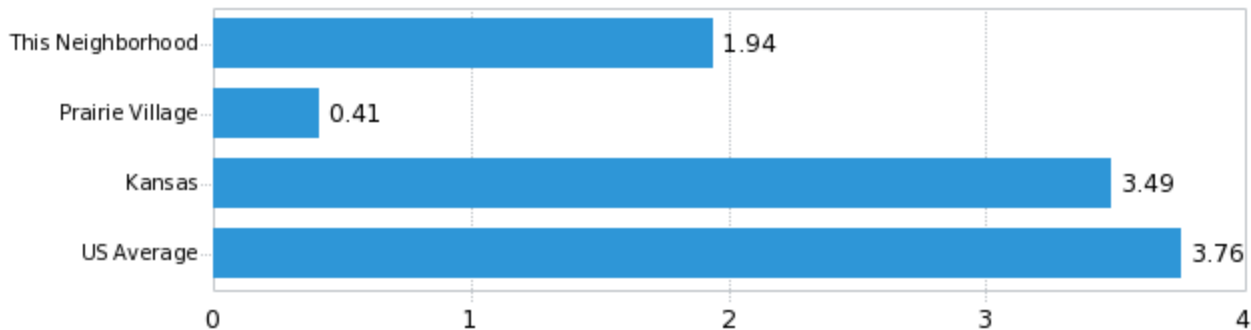
Property Crime

Property Crime Index	Chance of being a victim of property crime	Crime Rate
50	1 in 44	22.53 crimes
Safer than 50% of the	1 in 97 for Prairie Village	per 1,000 residents
neighborhoods in the U.S.	1 in 37 for KS	58 property crime incident(s)

Property Crime Per 1,000 Residents
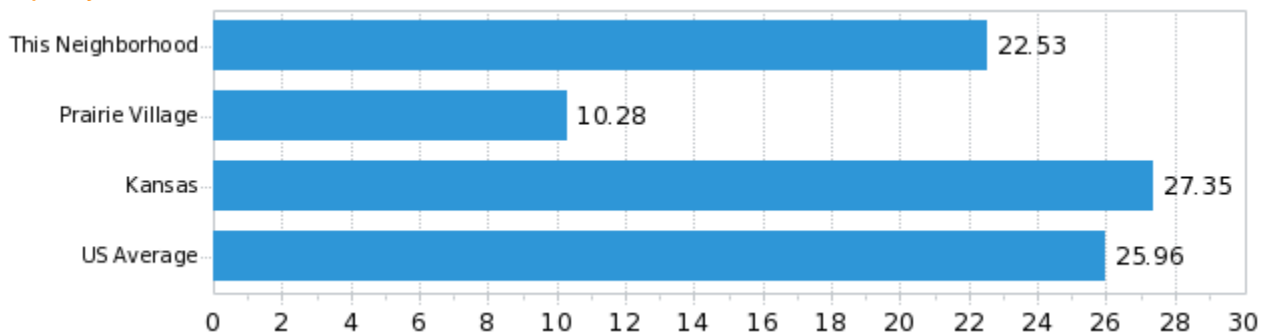
Crime Density

Crime Density Index	Crimes Per Square Mile
40	100.58 crimes
Fewer crimes per square mile	per square mile
than 40% of the neighborhoods in the U.S.	63 crime incident(s)

Crimes Per Square Mile
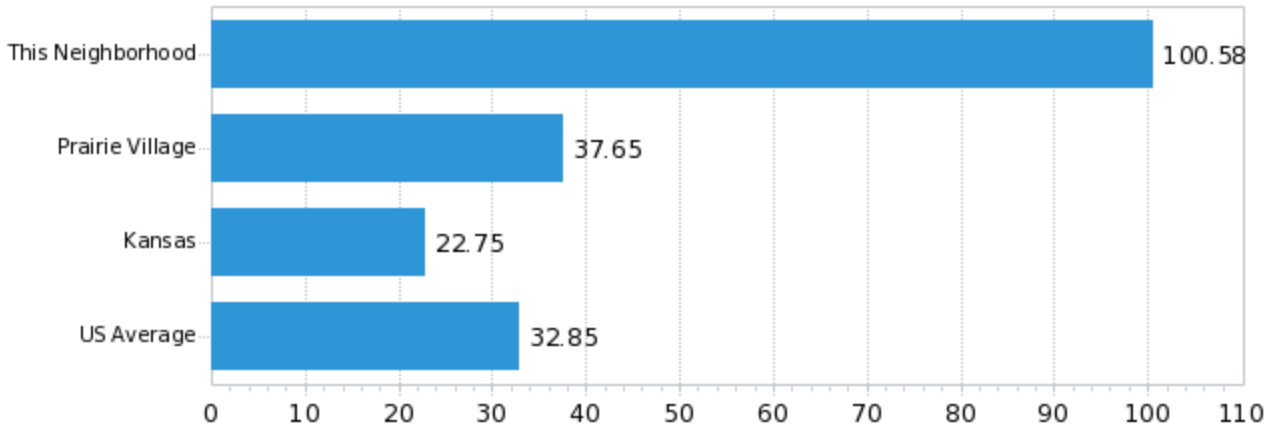
Public Schools

Neighborhood Education Index

85

Better than 85% of the neighborhoods in US

SHAWNEE MISSION PUB SCH
7235 ANTIOCH,SHAWNEE MISSION, KS 66204 (913) 993-6200

District Education Index	Students Per Classroom	Enrolled Students
79	16	27,404
This district is better than:	13 Kansas average	43schools in this district
79.02% of all US School Districts	16 US Average	
88.24% of all Kansas districts		

Public School Test Scores (no child left behind)

This District Total Score	47%
Kansas Total Score	36%
This District Reading Score	52%
Kansas Reading Score	41%
This District Math Score	42%
Kansas Math Score	32%
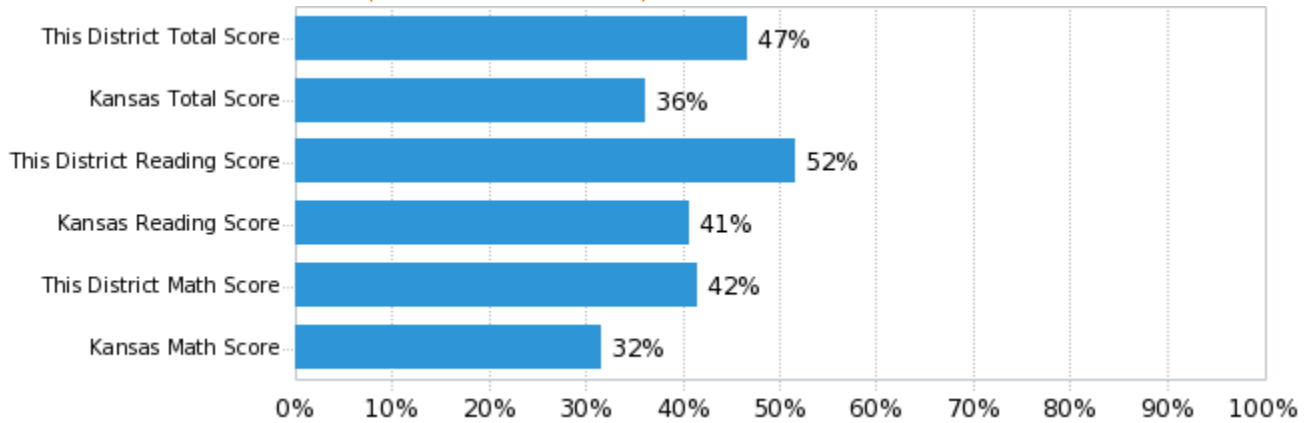
Important Economic Groups

Educational Environment	This Neighborhood
Adults with a college degree or higher	45.4%
Children in neighborhood living in poverty	26.8%

Educational Expenditures

For this district	Per student	Total	% of total
Total	$11,102	$300,666,000	100.0%
Instructional	$6,288	$170,295,000	56.6%
Support	$2,896	$78,434,000	26.1%
Student	$551	$14,925,000	5.0%
Staff	$318	$8,613,000	2.9%
General Administration	$84	$2,272,000	0.8%
School Administration	$491	$13,308,000	4.4%
Operation	$782	$21,182,000	7.0%
Transportation	$341	$9,222,000	3.1%
Other	$329	$8,912,000	3.0%
Non-Instructional	$1,918	$51,937,000	17.3%

Appendix

The **Rental Income Stability Composite (RISC™)** score is a composite index incorporating a wide array of information across multiple data sectors. This data has demonstrated a significant influence on historical investment performance. 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™ score is deemed a work of art. RentFax, LLC disclaims all warranties, expressed or implied, including any implied warranties of the application of the RISC score to any investing, lending, management or other investment property decision.

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Data services provided by LocationInc.com.

Rent Radar™ - Rent Report

Subject Rent

Predicted Range (Monthly)

$1,270	$1,337 - $1,461	$1,570
Low	**Predicted Range**	**High**

Rent Probability Distribution


15.0%	70.0%	15.0%
	1336.9610 1461.4288	
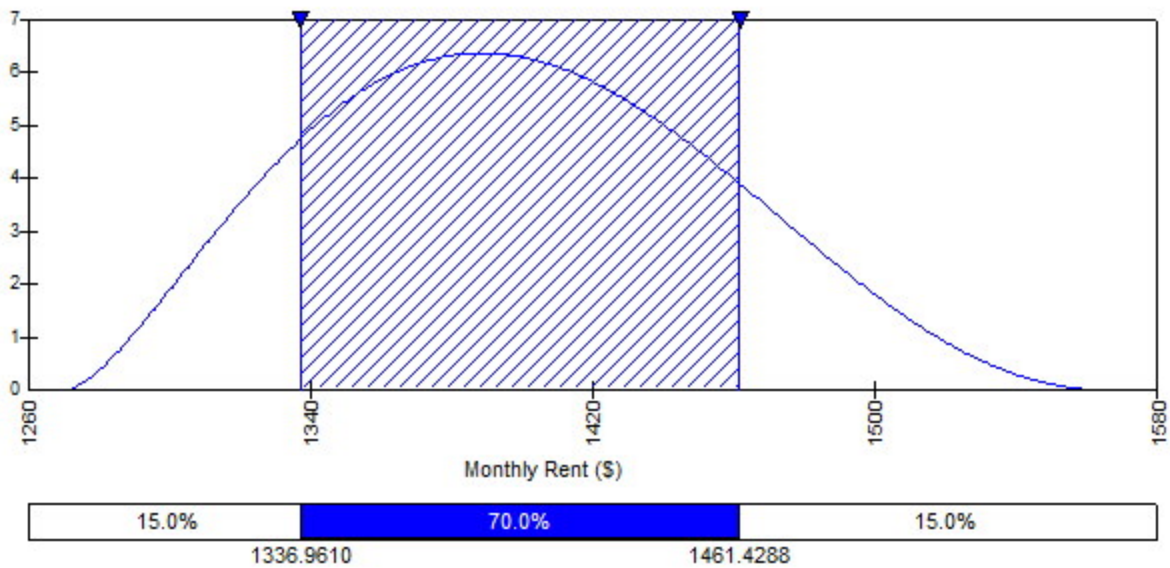
The above graph shows the probability distribution of predicted rents for the Subject Property. The probability distribution reflects the real world, in that estimated rent values are not discrete, but rather a composition of dynamic, correlated variables which produce different likelihoods of occurrence. 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	6618 W 81st St
City	Overland Park
State	KS
Zip	66204
Type	Single-Family Home
Bedrooms	4 or More
Bathrooms	2
Square Feet	1,300
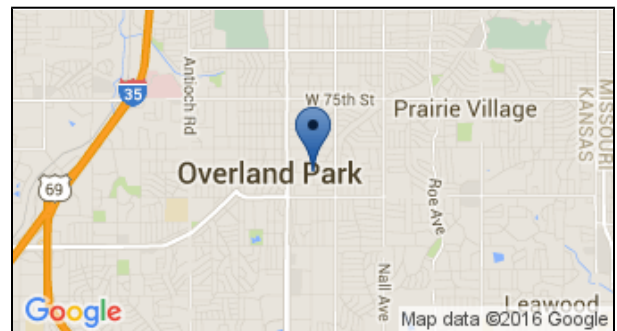
Comparable Rents

Neighborhood Comparable Grid

#	Beds	Baths	Sq. Ft.	Dist (Miles)	Same Tract	Asking Rent	Gross Adjustment	Net Adjustment	Adjusted Rent
Subject	**4 or More**	**2**	**1,300**						
A	4	2 $0	1,450 (-$33)	0.94	No	$1,350	2.44% $33	-2.44% (-$33)	$1,317
B	4	3 (-$34)	1,195 $38	0.95	No	$1,350	5.30% $72	0.30% $4	$1,354
C	4	2 $0	1,685 (-$125)	1.5	No	$1,400	8.95% $125	-8.95% (-$125)	$1,275
D	4	2 $0	1,600 (-$33)	1.33	No	$1,290	2.56% $33	-2.56% (-$33)	$1,257
E	4	2 $0	0 $0	1.48	No	$1,300	0.00% $0	0.00% $0	$1,300 *
F	4	2 $0	0 $0	1.41	No	$1,295	0.00% $0	0.00% $0	$1,295 *
G	4	2 $0	2,347 $0	1.11	No	$1,500	0.00% $0	0.00% $0	$1,500 *
H	4	2 $0	1,673 (-$141)	1.82	No	$1,450	9.73% $141	-9.73% (-$141)	$1,309
I	4	2 $0	1,676 (-$139)	1.9	No	$1,450	9.57% $139	-9.57% (-$139)	$1,311
J	4	3 (-$40)	1,190 $33	0.96	No	$1,595	4.57% $73	-0.43% (-$7)	$1,588

* Attribute Data Absence or Anomaly

Area

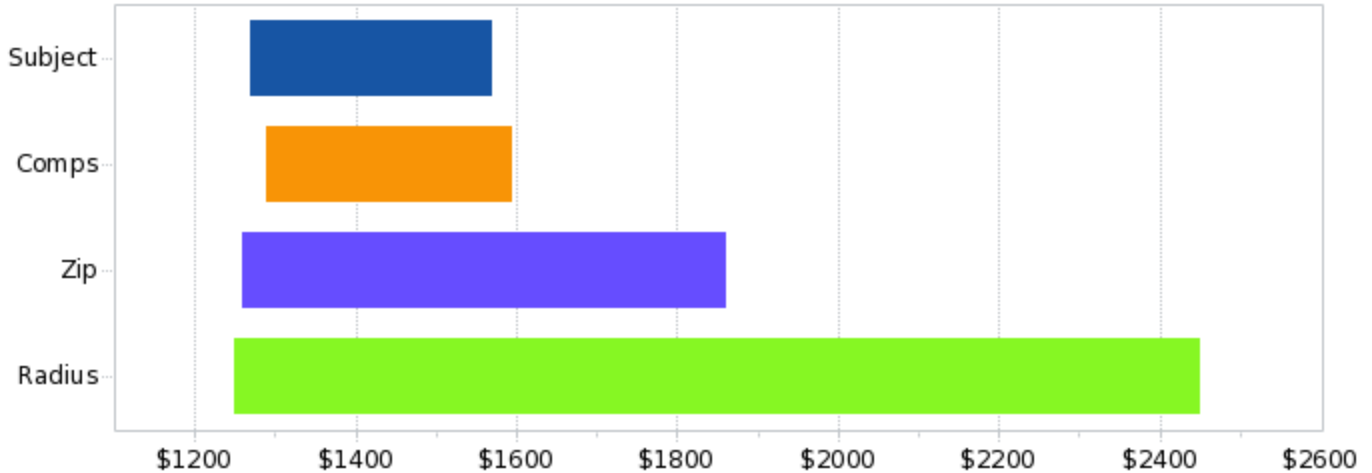|	
Radius Searched	2.0 Mile
Comparables Found	45
Subject Size vs. Comps	Smaller than 88%
Data Confidence	77%

Rent Models

Proximity (Closest)	$1,385
Attribute (Most Similar)	$1,392
Probability (Most Likely)	$1,388
Area Comps (45 in Total)	$1,360

Census Tract & Comparables
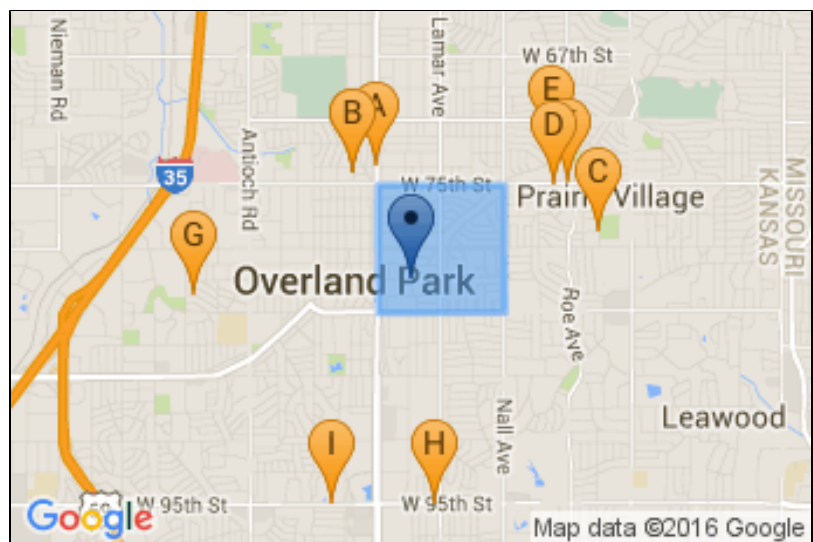
Market Rents

Rent Profiles

Market Rent Data

	Low	Median	High	Range
Subject	$1,270		$1,570	$300
Comparables	$1,290	$1,370	$1,595	$305
Zip	$1,260	$1,523	$1,860	$600
Radius	$1,250	$1,650	$2,450	$1,200

Markets Boundary Map (Zip & Radius)

Appendix

Neighborhood Comparable Grid Address Legend

#	Subject Address
A	7100 W 74th St, Overland Park, KS 66204
B	7418 Santa Fe, Overland Park, KS 66204
C	4308 W 78th St, Prairie Village, KS 66208
D	4825 W 75th St, Prairie Village, KS 66208
E	4905 W 72nd St, Prairie Village, KS 66208
F	4705 W 75th St, Prairie Village, KS 66208
G	9404 W 82nd St, Overland Park, KS 66204
H	9508 Russell St, Overland Park, KS 66212
I	7609 W 95th St, Overland Park, KS 66212
J	7406 Santa Fe Dr, Overland Park, KS 66204

Rent Radar™ - Vacancy Report

Investment Vacancy Rate

Investment Vacancy Rate (Annual)

2.71%	3.25%	3.78%
Low		**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	Vacancy Duration
19.06 Months	**2.77 Weeks**
1.59 Years	**19.45 Days**
Tenancy Duration is how long the subject is occupied with a paying tenant.	Vacancy Duration is the time frame between occupancies of paying tenants.

Tenancy Cycle

Tenancy Duration 19.06 Months

Vacancy Duration 19.45 Days

Tenancy Cycle Spectrum - MSA

Vacancy Duration

High

Medium

Low

0% 33% 66% 99%

Short   Medium   Long
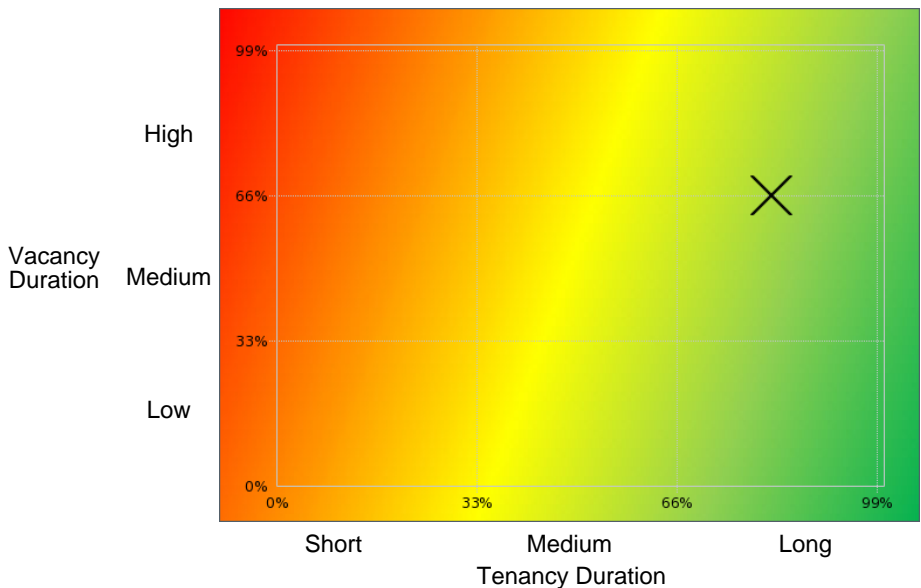
Tenancy Duration

Ranking - MSA

Tenancy Duration

23 of 126
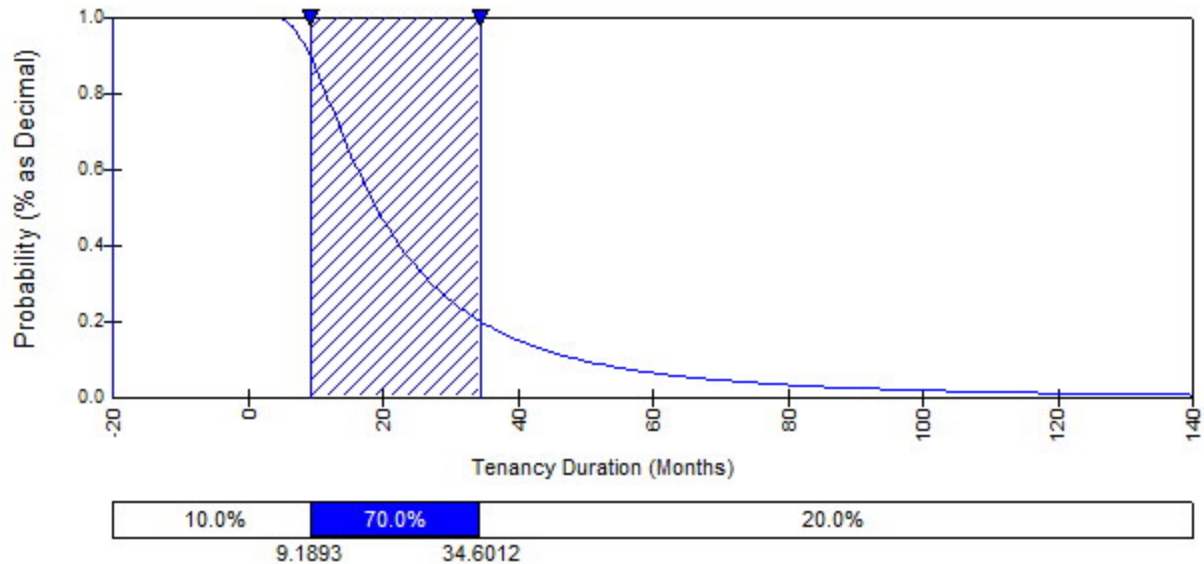
Longer tenancy than 82% of neighborhoods in MSA

Vacancy Duration

83 of 126

Higher vacancy than 66% of neighborhoods in MSA

Tenancy Duration

Probability Distribution - Accumulative Descending

10.0%	70.0%	20.0%
	9.1893 34.6012	

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	Tennacy Duration in Months
90%	9.19
80%	11.57
70%	13.83
60%	16.25
50%	19.06
40%	22.55
30%	27.28
20%	34.60
10%	49.55

Common Lease Period	Duration Probability
12 Months	78.08%
18 Months	53.57%
24 Months	36.56%
36 Months	18.61%
48 Months	10.67%
60 Months	6.69%

Tenant Turnover

Monthly Turnover Unit Count

23

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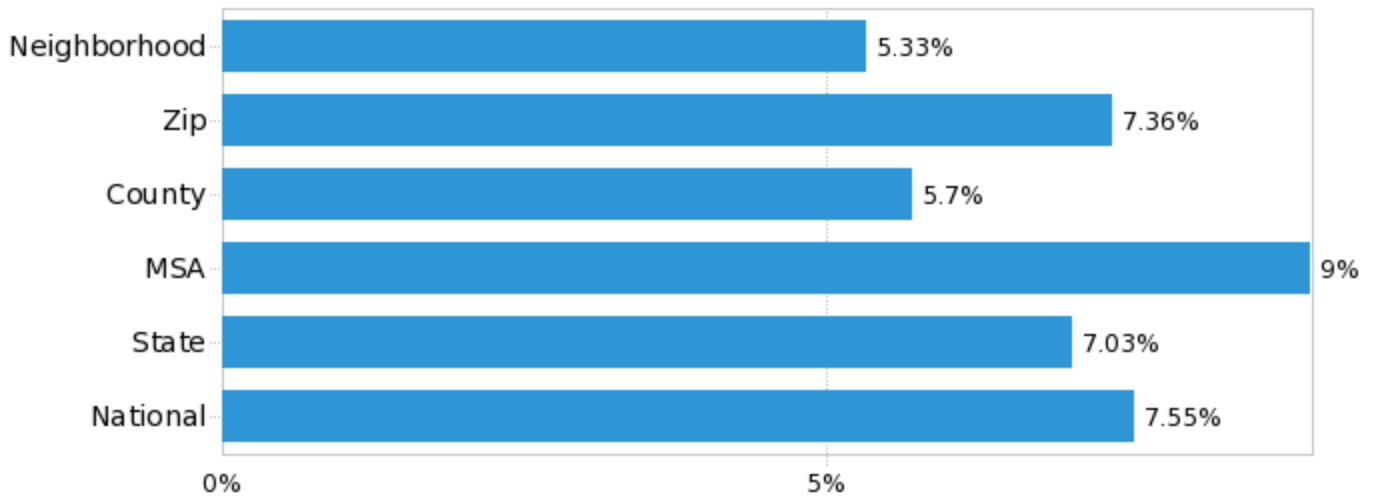
Vacancy Duration

Vacancy Duration	Vacant Unit %
2.77 Weeks	**5.33%**
19.45 Days	% of Vacant Units
Time between Tenants	in Neighborhood

Vacant Unit % by Geography

Neighborhood	5.33%
Zip	7.36%
County	5.7%
MSA	9%
State	7.03%
National	7.55%

Vacant Unit % Trends

Legend: National, State, MSA, County
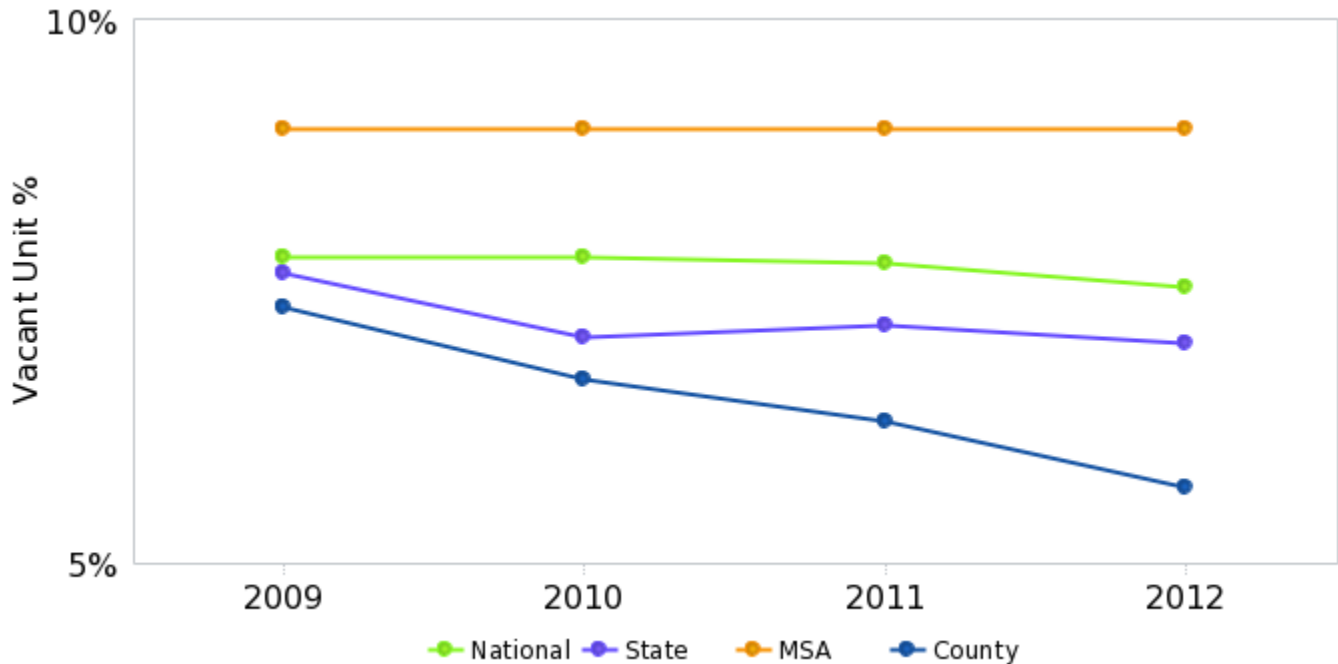
Appendix

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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.