



TALA PARTNERS

HANDS OFF INCOME SYSTEMS

Tala Partners

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Income for Life, Built in 30 Days



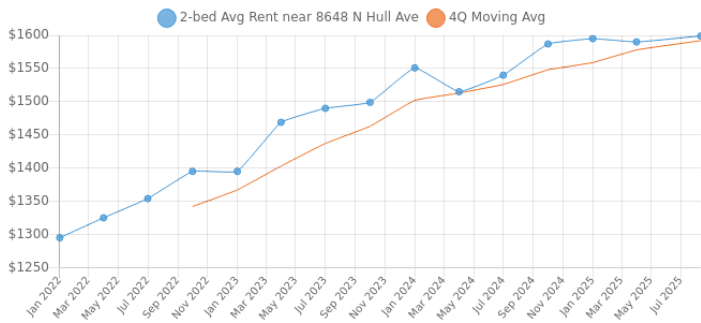
8648 N Hull Ave Kansas City, MO 64154

Results based on 40, 2-bedroom, 1½ or more bath rentals seen within 24 months in a 1.50 mile radius.

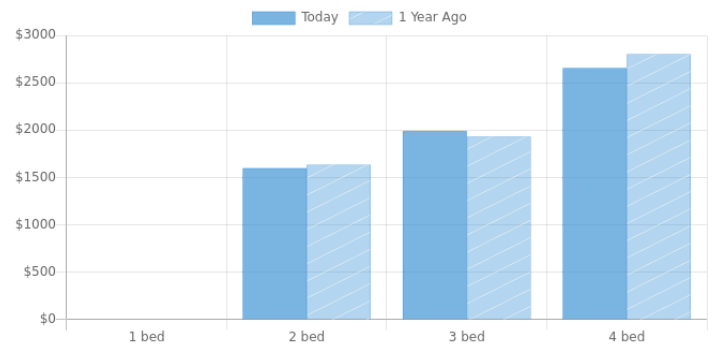
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,599 $\pm 3\%$	\$1,604	\$1,415	\$1,783

Report generated: 11 Aug 2025

Historical Trend Line



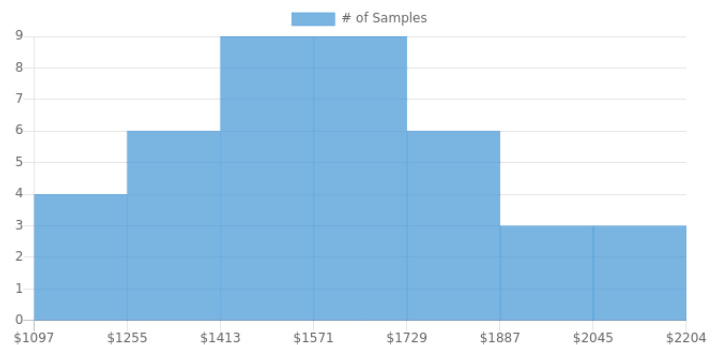
Average Rent by Bedroom Type



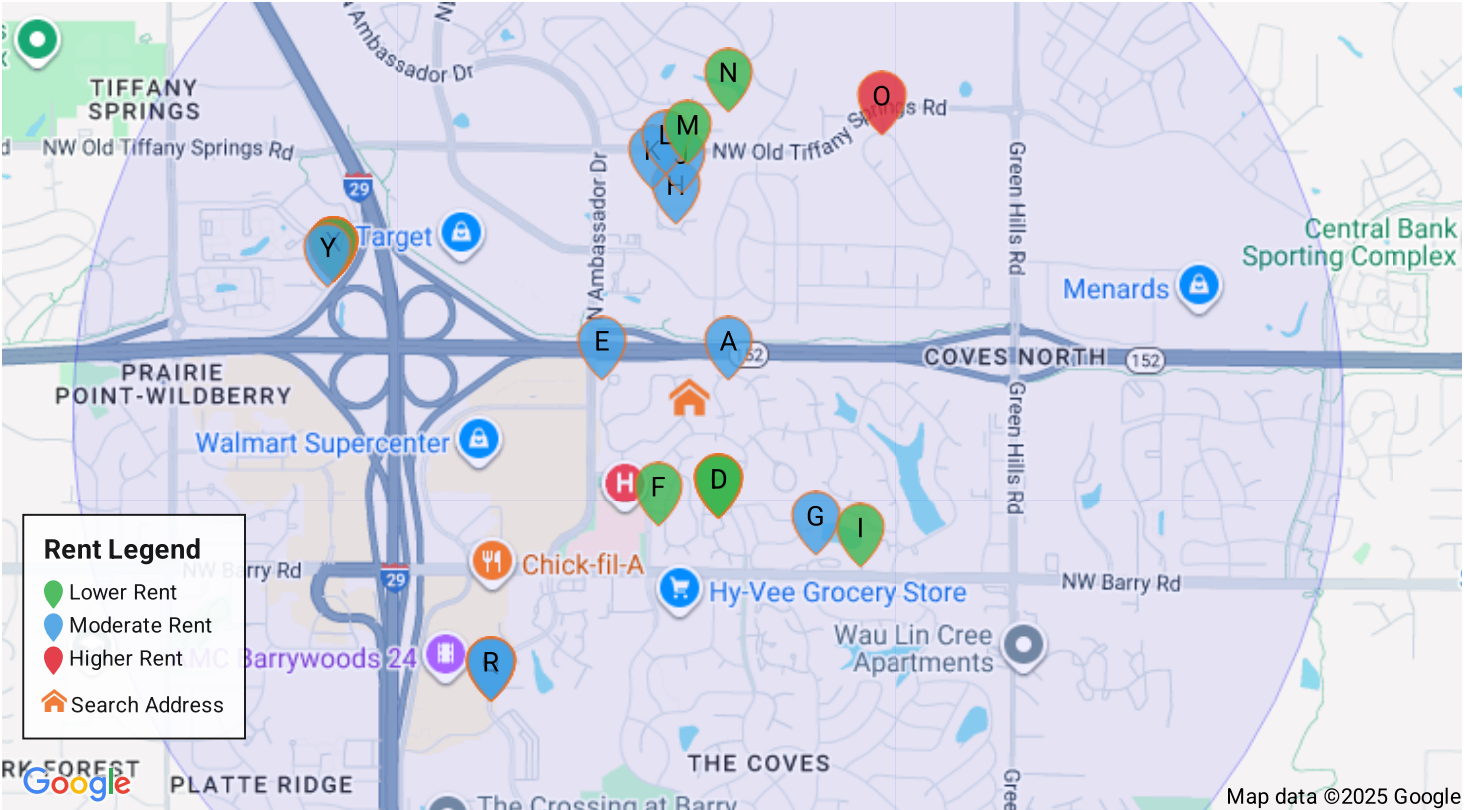
Summary Statistics

Sample Size	40
Sample Min	\$1,097
Sample Max	\$2,199
Sample Median	\$1,604
Sample Mean	\$1,599
Sample Standard Deviation	\$273
25th – 75th Percentile	\$1,415 – 1,783
10th – 90th Percentile	\$1,250 – 1,948
5th – 95th Percentile	\$1,151 – 2,047

Rent Distribution



Sample of Listings Used



Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bldg Type	Last Seen
A 8711 N Hull Ave, Kansas City, MO 64154	0.12 mi	\$1,485	866 ft²	\$1.71/ft²	2 bed	2ba	House	Apr 2025
B 5417 Nw 85 St, Kansas City, MO 64154	0.31 mi	\$1,127	1,150 ft²	\$0.98/ft²	2 bed	2ba	Apartment	Aug 2024
C 5417 Nw 85 St, Kansas City, MO 64154	0.31 mi	\$1,127	1,100 ft²	\$1.02/ft²	2 bed	2ba	Apartment	Aug 2024
D 5417 Nw 85 St, Kansas City, MO 64154	0.31 mi	\$1,097	1,010 ft²	\$1.09/ft²	2 bed	2ba	Apartment	Aug 2024
E 8990 N Helena Dr, Kansas City, MO 64154	0.34 mi	\$1,540	1,400 ft²	\$1.10/ft²	2 bed	2.5ba	Condo	Apr 2024
F 8504 N Cosby Ave, Kansas City, MO 64154	0.37 mi	\$1,335	1,056 ft²	\$1.26/ft²	2 bed	2ba	Apartment	Aug 2024
G 8418 N Overland, CT, Kansas City, MO 64154	0.54 mi	\$1,417	1,291 ft²	\$1.10/ft²	2 bed	2ba	Apartment	Apr 2025
H 8881 N Helena Ave, Kansas City, MO 64154	0.59 mi	\$1,540	1,400 ft²	\$1.10/ft²	2 bed	2.5ba	Apartment	Sep 2023
I 8418 N Overland, CT, Kansas City, MO 64154	0.66 mi	\$1,322	1,197 ft²	\$1.10/ft²	2 bed	2ba	Townhouse	Apr 2025

	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bldg Type	Last Seen
	5921 Nw 91st St, Kansas City, MO 64154	0.68 mi	\$1,540	1,400 ft²	\$1.10/ft²	2 bed	2.5ba	Apartment	Apr 2024
	9102 N Helena Ave, Kansas City, MO 64154	0.71 mi	\$1,540	1,400 ft²	\$1.10/ft²	2 bed	2.5ba	Condo	Apr 2024
	5971 Nw 91st Terrace, Kansas City, MO 64154	0.75 mi	\$1,540	1,400 ft²	\$1.10/ft²	2 bed	2.5ba	Condo	Apr 2024
	5910 Nw 91st Terrace #5912, Kansas City, MO 64154	0.77 mi	\$1,300	1,400 ft²	\$0.93/ft²	2 bed	2.5ba	Apartment	Mar 2024
	2970 Nw 91st Terrace, Kansas City, MO 64154	0.93 mi	\$1,300	725 ft²	\$1.79/ft²	2 bed	2ba	Apartment	Mar 2024
	2970 Nw 92nd St, Kansas City, MO 64154	1.01 mi	\$2,079	1,000 ft²	\$2.08/ft²	2 bed	2ba	Apartment	Nov 2023
	8101 Nw Barrybrooke Dr, Kansas City, MO 64151	1.1 mi	\$1,665	1,041 ft²	\$1.60/ft²	2 bed	2ba	Apartment	May 2025
	8101 Nw Barrybrooke Dr, Kansas City, MO 64151	1.1 mi	\$1,762	1,174 ft²	\$1.50/ft²	2 bed	2ba	Apartment	May 2025
	8101 Nw Barrybrooke Dr, Kansas City, MO 64151	1.1 mi	\$1,632	1,063 ft²	\$1.54/ft²	2 bed	2ba	Apartment	Dec 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,699	1,035 ft²	\$1.64/ft²	2 bed	2ba	Apartment	Aug 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,799	1,107 ft²	\$1.63/ft²	2 bed	2ba	Apartment	Aug 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,899	1,206 ft²	\$1.57/ft²	2 bed	2ba	Apartment	Aug 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,799	1,114 ft²	\$1.61/ft²	2 bed	2ba	Apartment	Aug 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$2,199	1,415 ft²	\$1.55/ft²	2 bed	2ba	Apartment	Aug 2024
	9900 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,309	805 ft²	\$1.63/ft²	2 bed	2ba	Apartment	Jun 2024
	8787 Prairie View, Kansas City, MO 64153	1.22 mi	\$1,599	958 ft²	\$1.67/ft²	2 bed	2ba	Apartment	Aug 2024

Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

Vitals		Property Size	
Bedrooms	0	Building Area	866 ft²
Baths	1	Lot Area	0.0200 acres
Year Built	1985	Lot Dimensions	0.0×0.0
Property Use Group	Multi-Unit/Multi-Family Residential		
Tax Information		Deed Information	
Year Assessed	2024	Mortgage Amount	\$83,600
Assessed Value	\$21,092	Mortgage Date	2007-10-30
Tax Fiscal Year	2023	Lender Name	MID AMERICA MTG SVCS OF KANSAS CITY INC
Tax Rate Area	12		
Tax Billed Amount	\$1,697.08		
Sale Information		Other Information	
Assessor Last Sale Date	2007-10-18	Roof Material	Composition Shingle
Assessor Last Sale Amount	\$104,500	HVAC Cooling Detail	Unknown
Deed Last Sale Date	2007-10-30	HVAC Heating Detail	Yes
Deed Last Sale Amount	\$0	HVAC Heating Fuel	Unknown

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