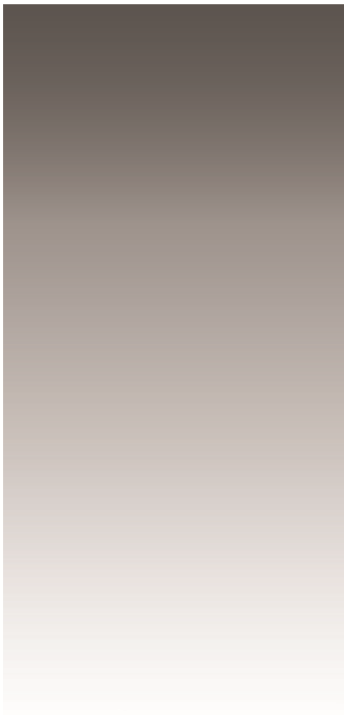


# Risk Detail Report



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

## RISC™ Report - Detailed

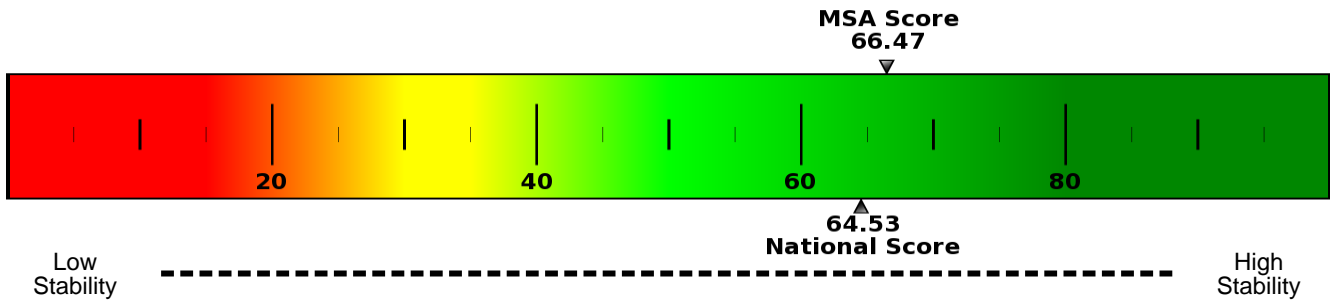
### RISC™ Index

#### Neighborhood Scores



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.

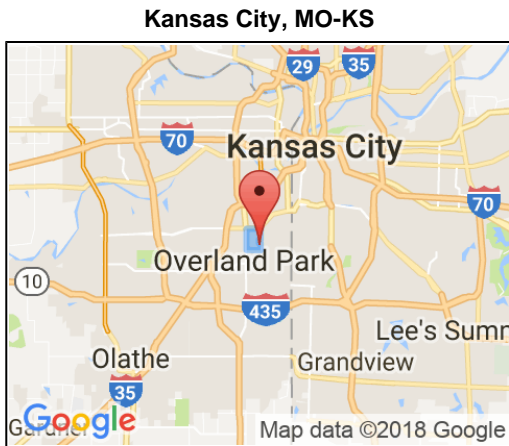
#### Income Stability Spectrum



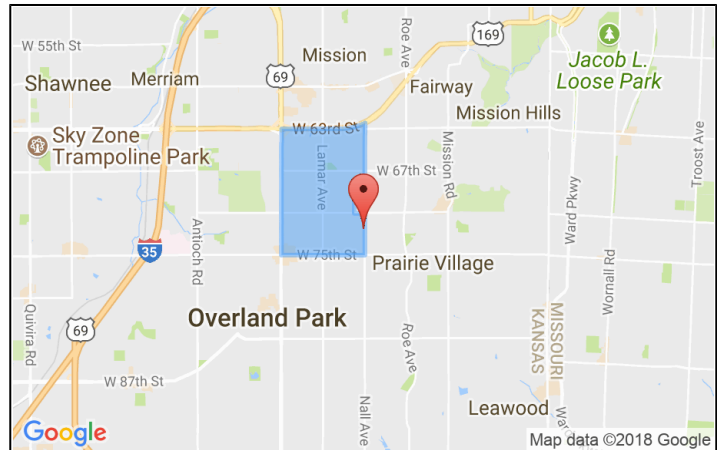
**Income Stability** reflects the likelihood of an event that will disrupt the rental income generation of a residential real estate investment property. A lower score indicates lower income stability and thus property location characteristics more likely to lead to interruption in rental income. Alternatively,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

### Location

#### MSA

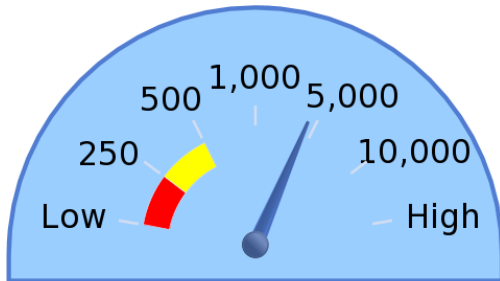


#### Neighborhood Map



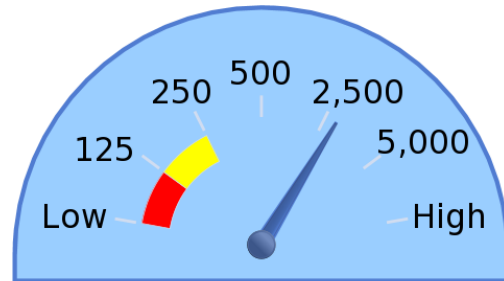
## Population & Density

Population



4,481  
People

Population Density

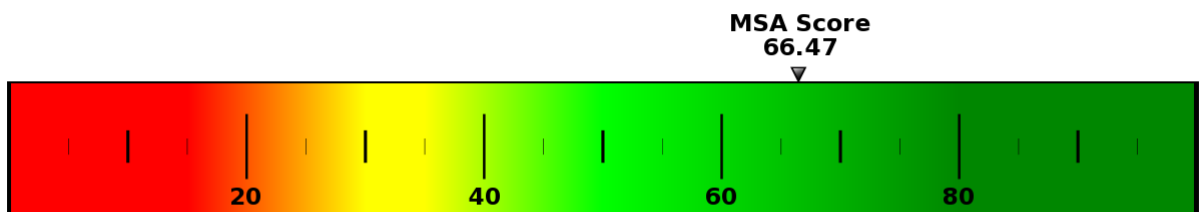
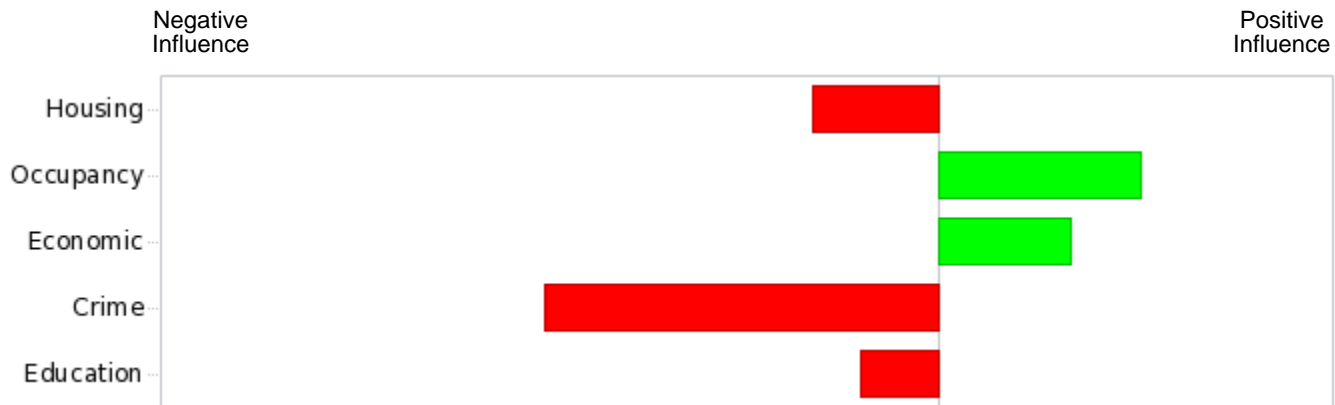


2,960  
People per Sq. Mile

**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



**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

**\$213,631**

\$288,759 for Overland Park

\$138,044 for Kansas

Average Annual Appreciation (5yr)

**4.84%**

5.29% for Overland Park

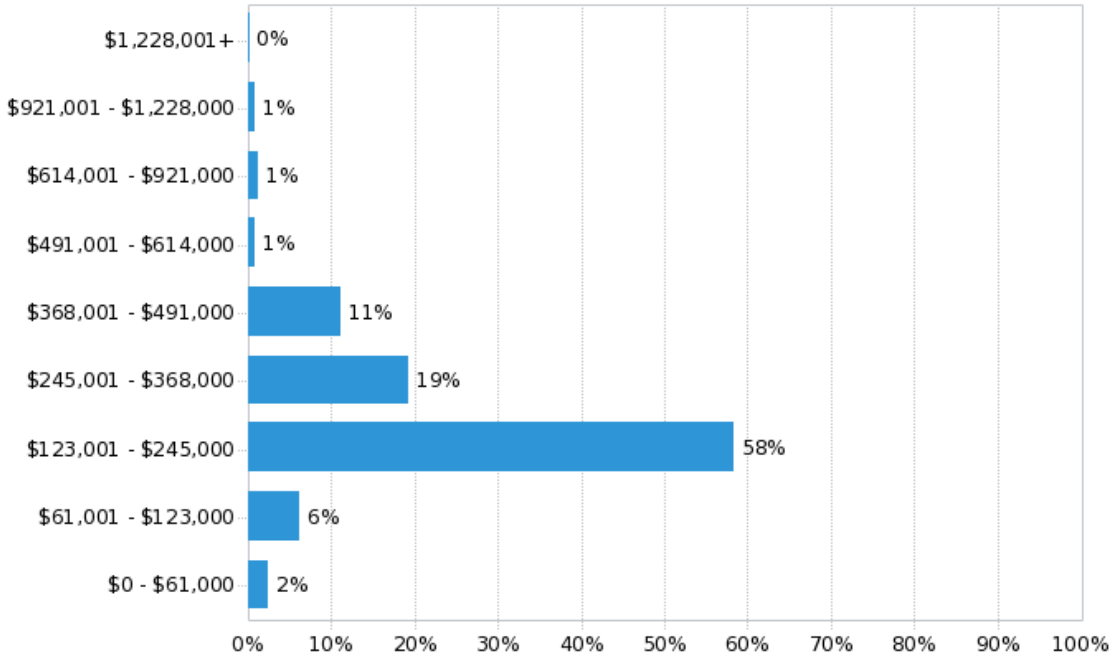
3.46% for Kansas

Appreciation Rate Index (5yr)

**56**

Higher than 56%  
of U.S. neighborhoods

## Housing Values



## Appreciation Rates

### This Neighborhood

### Overland Park (citywide)

### Kansas

|            | Average Annual | Total  | Compared to U.S. * |
|------------|----------------|--------|--------------------|
| 1 Quarter  | 7.26%          | 1.77%  | 62                 |
| 1 Year     | 7.23%          | 7.23%  | 64                 |
| 2 Years    | 6.71%          | 13.88% | 65                 |
| 5 Years    | 4.84%          | 26.70% | 56                 |
| 10 Years   | 1.48%          | 15.94% | 74                 |
| Since 1990 | 2.59%          | 96.82% | 42                 |

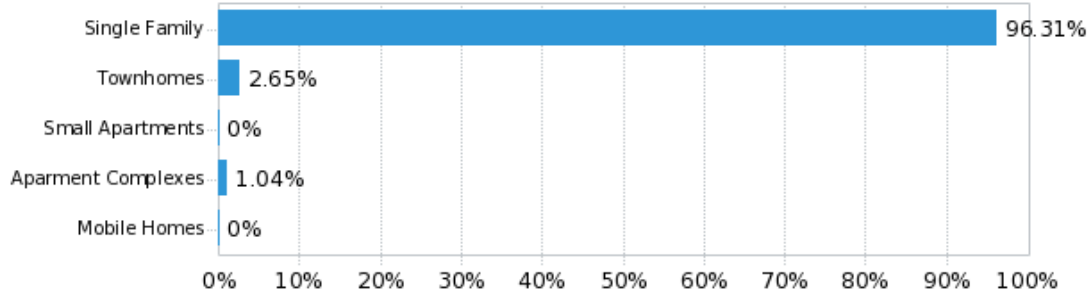
|            | Average Annual | Total  | Compared to U.S. * |
|------------|----------------|--------|--------------------|
| 1 Quarter  | 7.26%          | 1.77%  | 62                 |
| 1 Year     | 7.58%          | 7.58%  | 82                 |
| 2 Years    | 6.94%          | 14.37% | 82                 |
| 5 Years    | 5.29%          | 29.38% | 78                 |
| 10 Years   | 1.96%          | 21.43% | 85                 |
| Since 1990 | 2.61%          | 97.79% | 46                 |

|            | Average Annual | Total   | Compared to U.S. * |
|------------|----------------|---------|--------------------|
| 1 Quarter  | 3.83%          | 0.94%   | 25                 |
| 1 Year     | 4.66%          | 4.66%   | 37                 |
| 2 Years    | 4.99%          | 10.22%  | 45                 |
| 5 Years    | 3.46%          | 18.51%  | 49                 |
| 10 Years   | 1.45%          | 15.51%  | 73                 |
| Since 1990 | 2.73%          | 104.36% | 27                 |

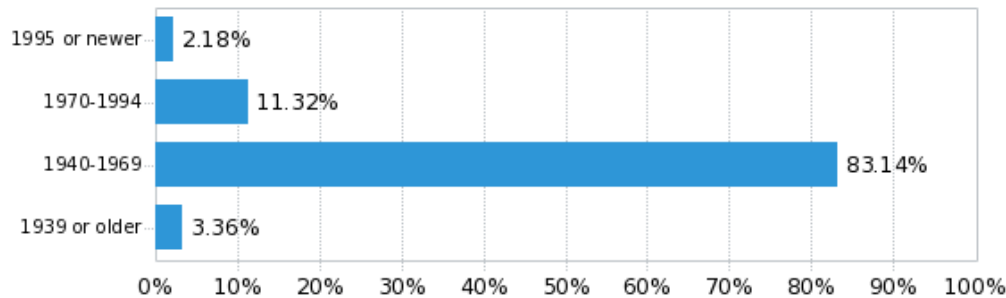
\* 100 is Highest

## Housing Profile

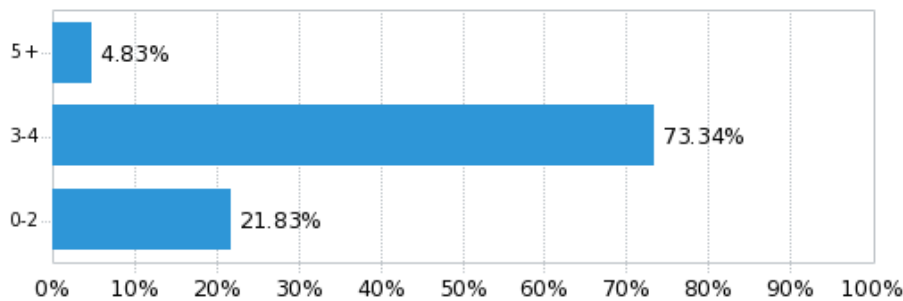
### Housing Types



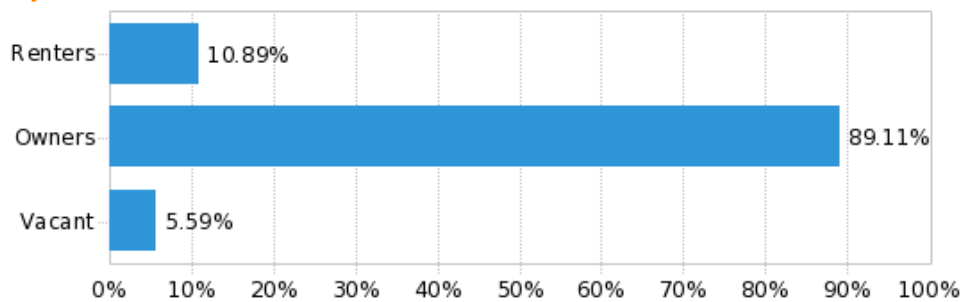
### Year Built



### Number of Bedrooms



### Occupancy



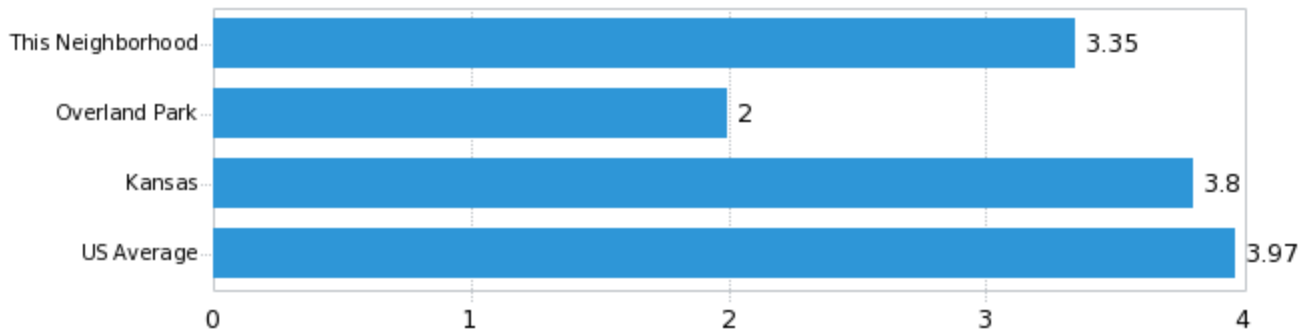
## Crime

| Total Crime Index                                     | Rank in Overland Park                                 | Crime Rate  |
|---|---|---|
| 46<br>Safer than 46% of the neighborhoods in the U.S. | 38 of 43<br>38th safest neighborhood in Overland Park | 26.78 crimes per 1,000 residents<br>120 crime incident(s) |

## Violent Crime

| Violent Crime Index                                   | Chance of being a victim of violent crime                 | Crime Rate  |
|---|---|---|
| 42<br>Safer than 42% of the neighborhoods in the U.S. | 1 in 299<br>1 in 501 for Overland Park<br>1 in 263 for KS | 3.35 crimes per 1,000 residents<br>15 violent crime incident(s) |

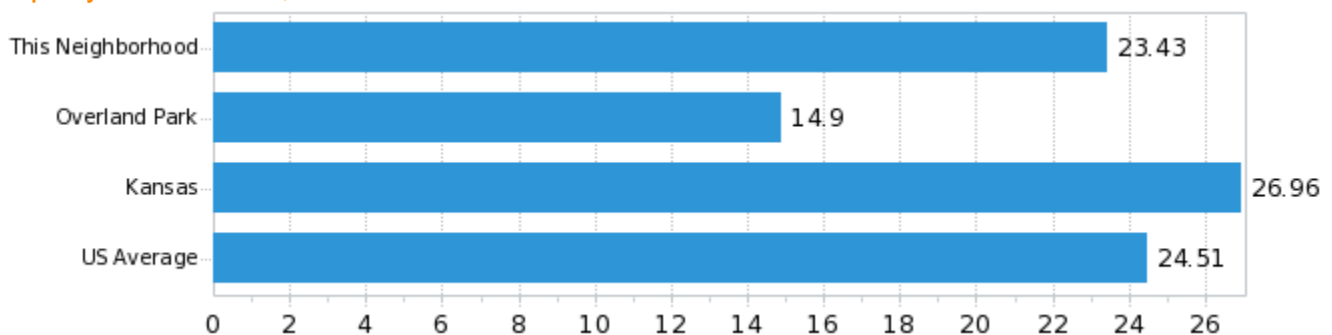
## Violent Crimes Per 1,000 Residents



## Property Crime

| Property Crime Index                                  | Chance of being a victim of property crime             | Crime Rate   |
|---|--|--|
| 46<br>Safer than 46% of the neighborhoods in the U.S. | 1 in 43<br>1 in 67 for Overland Park<br>1 in 37 for KS | 23.43 crimes per 1,000 residents<br>105 property crime incident(s) |

## Property Crime Per 1,000 Residents



### Crime Density

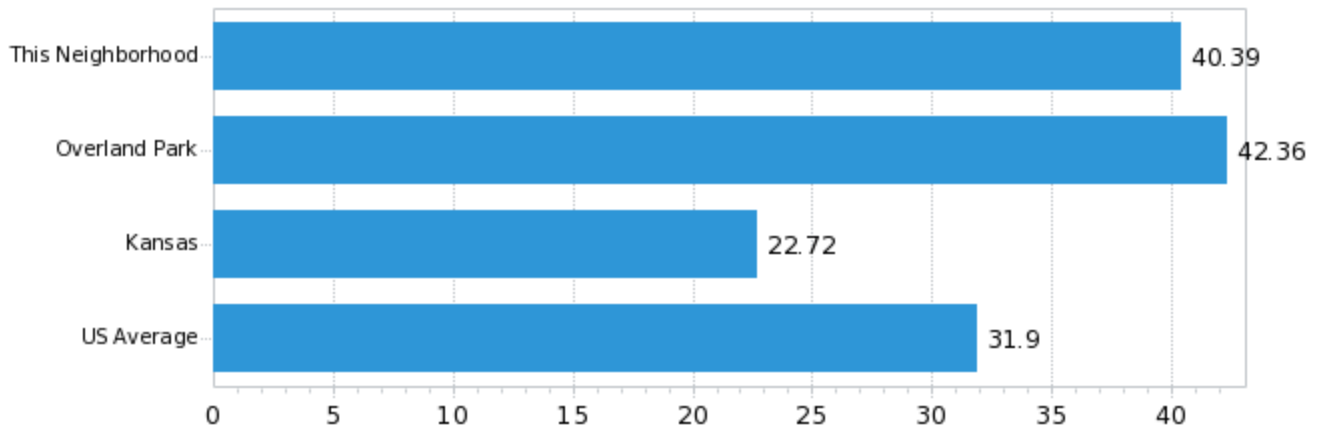
#### Crime Density Index

51  
 Fewer crimes per square mile  
 than 51% of the neighborhoods in the U.S.

#### Crimes Per Square Mile

40.39 crimes  
 per square mile  
 120 crime incident(s)

### Crimes Per Square Mile



## Public Schools

### Neighborhood Education Index

60

Better than 60% of the neighborhoods in US

### SHAWNEE MISSION PUB SCH

7235 Antioch, Shawnee Mission, KS 66204 (913) 993-6200

#### District Education Index

79

This district is better than:  
78.90% of all US School Districts  
91.38% of all Kansas districts

#### Students Per Classroom

16

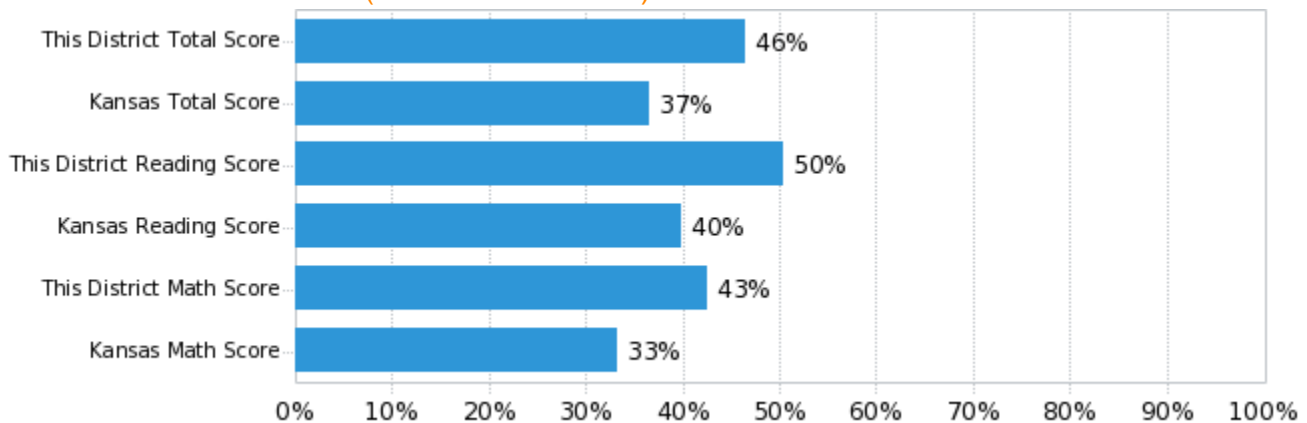
14 Kansas average  
16 US Average

#### Enrolled Students

27,470

43 schools in this district

## Public School Test Scores (no child left behind)



## Important Economic Groups

| Educational Environment                    | This Neighborhood |
|--|-------------------|
| Adults with a college degree or higher     | 59.7%             |
| Children in neighborhood living in poverty | 8.3%              |



### Educational Expenditures

| <b>For this district</b> | <b>Per student</b> | <b>Total</b> | <b>% of total</b> |
|--------------------------|--------------------|--------------|-------------------|
| Total                    |                    |              | %                 |
| Instructional            |                    |              | %                 |
| Support                  |                    |              | %                 |
| Student                  |                    |              | %                 |
| Staff                    |                    |              | %                 |
| General Administration   |                    |              | %                 |
| School Administration    |                    |              | %                 |
| Operation                |                    |              | %                 |
| Transportation           |                    |              | %                 |
| Other                    |                    |              | %                 |
| Non-Instructional        |                    |              | %                 |

---

## 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.

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.

Data services provided by LocationInc.com.

Copyright © 2015 RentFax, LLC. Unauthorized use, duplication, redistribution, or disclosure by any means is prohibited by law.