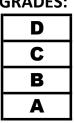
GobbiWright - QuickSheets

мо					
		Kansas City Metro		Population Wikipedia.com	
(ansas City, m	0	U.S.			
\$219,901	-39.6%	\$364,300	Historical population		
73.6%	1.6%	72.5%			
1968	-6 Years	1974			.79.
			1800	32,260	630.2%
615.2	127.3%	270.6	1880	55,785	72.9%
4.23	-17.9%	5.15	1890	132,716	137.9%
72.9%	-11.2%	82.1%	1900	163,752	23.4%
35.2%	9.7%	32.1%	1910	248,381	51.7%
	•		1920	324,410	30.6%
407 150	1	221 440 291	1930	399,746	23.2%
	10 50/		1940	400,178	0.1%
			1950	456,622	14.1%
10.5%	20.0%	13.1%	1960	475,539	4.1%
			1970	507,087	6.6%
\$55,259	-20.6%	\$69,560	1980	448,159	-11.6%
\$1,454	-25.6%	\$1,954	1990	435,146	-2.9%
12.6	-21.5%	16.1	2000	441,545	1.5%
			2010	459,787	4.1%
15 40/	12.40/		2020	508,090	10.5%
		4 4	U.S. Decennial Census ^[54]		
		-	2010-2020 ^[2]		
80.076	2.370				GRADE
	\$219,901 73.6% 1968 615.2 4.23 72.9% 35.2% 497,159 8.1% 16.5% \$55,259 \$1,454	73.6% $1.6%$ 1968 -6 Years 615.2 $127.3%$ 4.23 $-17.9%$ $72.9%$ $-11.2%$ $35.2%$ $9.7%$ $497,159$ $8.1%$ $10.5%$ $16.5%$ $26.0%$ $$1,454$ -25.6% 12.6 $-21.5%$ $15.4%$ $-12.4%$ $32.2%$ $-1.0%$	\$219,901-39.6%\$364,300 73.6% 1.6%72.5%1968-6 Years1974 615.2 127.3%270.6 4.23 -17.9%5.15 72.9% -11.2%82.1% 35.2% 9.7%32.1% $497,159$ $331,449,281$ 8.1% 10.5%7.4% 16.5% 26.0%13.1% $$55,259$ -20.6%\$1,954 $$1,454$ -25.6%11.2% 12.6 -21.5%16.1 15.4% -12.4%17.6% 32.2% -1.0%32.5%	xansas City, moU.S. $$219,901$ $-39.6%$ $$364,300$ $73.6%$ $1.6%$ $72.5%$ 1968 -6 Years 1974 1968 -6 Years 1870 1968 -6 Years 1870 1860 1870 1870 1880 1974 1860 1870 1870 1968 $-11.2%$ 5.15 1890 $72.9%$ $-11.2%$ $52%$ $9.7%$ $32.1%$ 1900 1920 1920 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1920 1930 1940 1950 1950 1980 1970 1980 1970 1980 12.6 $-21.5%$ $15.4%$ $-12.4%$ $32.2%$ $1.0%$ 2010 2020 2020 $2.5%$	Sansas City, moU.S. $$219,901$ -39.6% 1.6% $$364,300$ 72.5% 1968 -6 Years $$72.5\%$ 1974 1968 -6 Years 72.5% 1974 1968 -6 Years 1974 1860 $4,418$ 1870 $32,260$ 1880 1974 1860 1880 $4,418$ 1870 1968 -17.9% 5.15 1890 132,716 1900 $163,752$ 1900 $163,752$ 1900 $163,752$ 35.2% 9.7% 32.1% 1920 $324,410$ 1920 $324,410$ 1920 $324,410$ 1930 $399,746$ 1940 $400,178$ 1950 $456,622$ 1960 $475,539$ 1980 $448,159$ 15.4% -25.6% 12.5% 17.6% 32.2% 15.4% -12.4% 32.2% 17.6% 32.5%



DES:

Social Capital Growth Factors Cash Flow Cycle Growth





Comments:

\$50,000 \$0

••••• US

-

Market Cycle:

Lower GRM.

Older homes, higher crime.

\$350,000 \$300,000 \$250,000 \$200,000 \$150,000 \$100,000

01-1989 02-1990 02-1990 01-1994 01-1997 02-1995 02-1999 02-1999 02-1999 02-2000 02-2000 01-2004 01-2000 01-2010 01-2010 01-2010 01-2010 01-2010 01-2010 02-200

– Kansas City, MO - Median Sold Price