

PROPERTY RENT COMPS

Custom Geography	3.00 Mile radius, around: 2717 W Jefferson Blvd, Dallas, TX 75211, USA(32.7480, -96.8635)
Radius	3 Miles
Property Asset Class	Workforce - Upper (C+, C)
Property Status	Completed
Rent Type	Actual Rent
Rent Period	Nov,2020
Rank Comps By	Rent

Studio

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Dwellings at Kessler Park	1.13 mi	1972	C+	B-	64	13	510	\$976	\$1.91
2704 CDMX	2.83 mi	1965	C+	B	332	8	475	\$918	\$1.93
2704 CDMX	2.83 mi	1965	C+	B	332	8	418	\$828	\$1.98
Royal Park	2.29 mi	1967	C	C	85	22	280	\$749	\$2.67
Geneva	2.99 mi	1963	C	B	209	27	300	\$662	\$2.21
Royal Park	2.29 mi	1967	C	C	85	4	250	\$622	\$2.49
Totals/Averages					690	82	354	\$774.34	\$2.13

One Bedroom

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Dwellings at Kessler Park	1.13 mi	1972	C+	B-	64	35	635	\$1,071	\$1.69
Cedar Square	1.17 mi	1962	C	C	116	44	722	\$1,022	\$1.42
Remond Cliff Plaza	1.15 mi	1969	C+	C	110	54	650	\$991	\$1.52

One Bedroom

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Founders Square	2.87 mi	1963	C	B	65	46	625	\$956	\$1.53
Casa de Loma	1.56 mi	1964	C+	C	102	26	572	\$954	\$1.67
Moulin Rouge	0.84 mi	1968	C+	C	141	24	686	\$946	\$1.38
2704 CDMX	2.83 mi	1965	C+	B	332	48	754	\$921	\$1.22
Hampton Plaza at Kessler Park	1.28 mi	1949	C+	B-	156	114	683	\$916	\$1.34
Cedar Square	1.17 mi	1962	C	C	116	32	548	\$915	\$1.67
Cantera Crossing	218 ft	1963	C+	B-	230	22	704	\$906	\$1.29
Cedar Square	1.17 mi	1962	C	C	116	8	492	\$905	\$1.84
2704 CDMX	2.83 mi	1965	C+	B	332	24	690	\$904	\$1.31
French Colony	0.74 mi	1963	C	C	94	30	615	\$900	\$1.46
Country Green	0.67 mi	1973	C+	B-	116	50	705	\$900	\$1.28
Cantera Crossing	218 ft	1963	C+	B-	230	18	615	\$895	\$1.46
Fondeur	2.46 mi	1965	C	C	60	28	500	\$869	\$1.74
Cedar Square	1.17 mi	1962	C	C	116	20	792	\$867	\$1.09
Mill Run	0.81 mi	1969	C+	C	112	32	720	\$860	\$1.19
Moulin Rouge	0.84 mi	1968	C+	C	141	37	744	\$856	\$1.15
Royal Park	2.29 mi	1967	C	C	85	18	650	\$849	\$1.31
Royal Park	2.29 mi	1967	C	C	85	7	495	\$848	\$1.71
Park Creek Manor	2.06 mi	1964	C+	B	322	59	552	\$846	\$1.53
Mill Run	0.81 mi	1969	C+	C	112	12	570	\$822	\$1.44
Fondeur	2.46 mi	1965	C	C	60	8	450	\$822	\$1.83
Mountain View	2.99 mi	1970	C+	C	208	40	750	\$820	\$1.09
French Colony	0.74 mi	1963	C	C	94	12	540	\$820	\$1.52

GREYSTONE

Data provided by Yardi® Matrix

One Bedroom

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Royal Park	2.29 mi	1967	C	C	85	34	600	\$813	\$1.35
Loch Loma	2.80 mi	1963	C	C	114	40	680	\$802	\$1.18
Cantera Crossing	218 ft	1963	C+	B-	230	141	544	\$796	\$1.46
Windsor Forest	2.60 mi	1970	C+	B	160	24	655	\$796	\$1.22
Zang Wood Villa	2.87 mi	1960	C+	C+	51	23	750	\$786	\$1.05
Geneva	2.99 mi	1963	C	B	209	124	650	\$753	\$1.16
Angelique	2.08 mi	1968	C	C+	134	134	600	\$609	\$1.01
Totals/Averages					2,981	1,368	640	\$846.15	\$1.37

Two Bedroom/One Bath

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Dwellings at Kessler Park	1.13 mi	1972	C+	B-	64	16	865	\$1,444	\$1.67
Hampton Plaza at Kessler Park	1.28 mi	1949	C+	B-	156	42	907	\$1,195	\$1.32
Founders Square	2.87 mi	1963	C	B	65	18	720	\$1,160	\$1.61
Cantera Crossing	218 ft	1963	C+	B-	230	17	850	\$1,095	\$1.29
Cantera Crossing	218 ft	1963	C+	B-	230	27	800	\$1,085	\$1.36
Casa de Loma	1.56 mi	1964	C+	C	102	44	832	\$1,076	\$1.29
French Colony	0.74 mi	1963	C	C	94	52	870	\$1,030	\$1.18
Country Green	0.67 mi	1973	C+	B-	116	30	944	\$990	\$1.05
Fondeur	2.46 mi	1965	C	C	60	16	600	\$963	\$1.60
Park Creek Manor	2.06 mi	1964	C+	B	322	63	762	\$946	\$1.24
Loch Loma	2.80 mi	1963	C	C	114	50	890	\$916	\$1.03

GREYSTONE

Data provided by Yardi® Matrix

Two Bedroom/One Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property		Type	Per Unit
Geneva 2.99 mi	1963	C	B	209	55	800	\$896	\$1.12
Zang Wood Villa 2.87 mi	1960	C+	C+	51	28	950	\$894	\$0.94
Totals/Averages				1,583	458	838	\$1,021.41	\$1.27

Two Bedroom/Townhouse/One Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property		Type	Per Unit
Remond Cliff Plaza 1.15 mi	1969	C+	C	110	46	825	\$1,081	\$1.31
Totals/Averages				110	46	825	\$1,081.00	\$1.31

Two Bedroom/One and One Half Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property		Type	Per Unit
Mill Run 0.81 mi	1969	C+	C	112	44	960	\$1,096	\$1.14
Moulin Rouge 0.84 mi	1968	C+	C	141	26	912	\$1,071	\$1.17
2704 CDMX 2.83 mi	1965	C+	B	332	48	897	\$1,042	\$1.16
2704 CDMX 2.83 mi	1965	C+	B	332	96	824	\$1,023	\$1.24
Cedar Square 1.17 mi	1962	C	C	116	4	840	\$1,002	\$1.19
Mill Run 0.81 mi	1969	C+	C	112	24	810	\$996	\$1.23
Mountain View 2.99 mi	1970	C+	C	208	144	975	\$976	\$1.00
Park Creek Manor 2.06 mi	1964	C+	B	322	112	780	\$921	\$1.18
Windsor Forest 2.60 mi	1970	C+	B	160	104	897	\$891	\$0.99
Fondeur 2.46 mi	1965	C	C	60	4	650	\$864	\$1.33
Totals/Averages				1,451	606	882	\$976.93	\$1.16

Two Bedroom/Townhouse/One and One Half Bath

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Moulin Rouge	0.84 mi	1968	C+	C	141	12	1166	\$1,295	\$1.11
2704 CDMX	2.83 mi	1965	C+	B	332	24	1012	\$1,115	\$1.10
2704 CDMX	2.83 mi	1965	C+	B	332	12	990	\$1,070	\$1.08
Totals/Averages					473	48	1,045	\$1,148.75	\$1.10

Two Bedroom/Two Bath

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Moulin Rouge	0.84 mi	1968	C+	C	141	24	994	\$1,245	\$1.25
Moulin Rouge	0.84 mi	1968	C+	C	141	18	944	\$1,220	\$1.29
Founders Square	2.87 mi	1963	C	B	65	1	800	\$1,190	\$1.49
Country Green	0.67 mi	1973	C+	B-	116	20	1041	\$1,080	\$1.04
Loch Loma	2.80 mi	1963	C	C	114	24	890	\$976	\$1.10
Fondeur	2.46 mi	1965	C	C	60	4	730	\$929	\$1.27
Geneva	2.99 mi	1963	C	B	209	2	850	\$910	\$1.07
Totals/Averages					705	93	951	\$1,113.87	\$1.21

Three Bedroom/One Bath

Property		Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property	Type		Per Unit	Per SqFt
Park Creek Manor	2.06 mi	1964	C+	B	322	67	918	\$1,170	\$1.27
Totals/Averages					322	67	918	\$1,170.00	\$1.27

Three Bedroom/One and One Half Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent		
		Year	Impr.	Loc.	Property		Type	Per Unit	Per SqFt
Casa de Loma	1.56 mi	1964	C+	C	102	32	1040	\$1,232	\$1.18
Cedar Square	1.17 mi	1962	C	C	116	8	936	\$1,155	\$1.23
Park Creek Manor	2.06 mi	1964	C+	B	322	21	923	\$1,121	\$1.21
Totals/Averages					540	61	986	\$1,183.69	\$1.21

Three Bedroom/Two Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent		
		Year	Impr.	Loc.	Property		Type	Per Unit	Per SqFt
Cantera Crossing	218 ft	1963	C+	B-	230	5	1100	\$1,294	\$1.18
Country Green	0.67 mi	1973	C+	B-	116	16	1228	\$1,210	\$0.99
2704 CDMX	2.83 mi	1965	C+	B	332	40	1222	\$1,135	\$0.93
2704 CDMX	2.83 mi	1965	C+	B	332	24	1192	\$1,096	\$0.92
Geneva	2.99 mi	1963	C	B	209	1	900	\$1,095	\$1.22
Mountain View	2.99 mi	1970	C+	C	208	24	1150	\$1,036	\$0.90
Windsor Forest	2.60 mi	1970	C+	B	160	32	1040	\$995	\$0.96
Totals/Averages					1,255	142	1,158	\$1,093.89	\$1.00

Four Bedroom/Townhouse/One Bath

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent		
		Year	Impr.	Loc.	Property		Type	Per Unit	Per SqFt
Remond Cliff Plaza	1.15 mi	1969	C+	C	110	10	1050	\$1,360	\$1.30
Totals/Averages					110	10	1,050	\$1,360.00	\$1.30