

# SALE COMPARABLES

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
Sale Period	Between '2015-12-17' And '2020-12-17'
Rent Period	Nov,2020

Property	Unit		Rating		Completion		Sale Price			Sale Type
	Count	Avg SqFt	Impr.	Loc.	Date	Sale Date	Total	Per SqFt	Per Unit	
<b>French Colony</b> 1235 Hartsdale Drive Dallas, TX 75211  0.74 mi	94	746	C	C	1/1/1963	8/23/2017	\$5,133,333	\$73.16	\$54,610	Conventional
<b>Mill Run</b> 2732 West Colorado Blvd Dallas, TX 75211  0.81 mi	112	817	C+	C	1/1/1969	7/16/2020				Unpublished
<b>Cedar Square</b> 404 Andrews Avenue Dallas, TX 75211  1.17 mi	116	689	C	C	1/1/1962	8/17/2018	\$9,674,667	\$121.04	\$83,402	Conventional

Property	Unit		Rating		Completion		Sale Price			Sale Type
	Count	Avg SqFt	Impr.	Loc.	Date	Sale Date	Total	Per SqFt	Per Unit	
<b>Cedar Square</b> 404 Andrews Avenue Dallas, TX 75211  1.17 mi	116	689	C	C	1/1/1962	9/22/2016	\$6,666,666	\$83.41	\$57,471	Conventional
<b>Hampton Plaza at Kessler Park</b> 1902 Tarrant Place Dallas, TX 75208  1.28 mi	156	743	C+	B-	1/1/1949	7/13/2018	\$11,200,000	\$96.59	\$71,795	Conventional
<b>Hampton Plaza at Kessler Park</b> 1902 Tarrant Place Dallas, TX 75208  1.28 mi	156	743	C+	B-	1/1/1949	11/23/2016				Unpublished
<b>Casa de Loma</b> 100 North Randolph Drive Dallas, TX 75211  1.56 mi	102	830	C+	C	1/1/1964	12/1/2017				Unpublished
<b>2704 CDMX</b> 2704 South Cockrell Hill Road Dallas, TX 75211  2.83 mi	332	890	C+	B	1/1/1965	5/24/2018	\$24,053,333	\$81.34	\$72,450	Conventional

Property	Unit		Rating		Completion		Sale Price			Sale Type
	Count	Avg SqFt	Impr.	Loc.	Date	Sale Date	Total	Per SqFt	Per Unit	
<b>Founders Square</b> 929 North Marsalis Avenue Dallas, TX 75203  2.87 mi	65	654	C	B	1/1/1963	9/14/2020	\$6,426,666	\$151.18	\$98,872	Conventional
<b>Founders Square</b> 929 North Marsalis Avenue Dallas, TX 75203  2.87 mi	65	654	C	B	1/1/1963	1/26/2017	\$5,840,000	\$137.38	\$89,846	Conventional
<b>Geneva</b> 711 North Ewing Avenue Dallas, TX 75203  2.99 mi	209	647	C	B	1/1/1963	3/29/2017				Unpublished
<b>Mountain View</b> 5324 Preakness Lane Dallas, TX 75211  2.99 mi	208	951	C+	C	1/1/1970	2/1/2016	\$8,069,333	\$40.75	\$38,795	Conventional
<b>Property Sold Count</b>	<b>Total Sold Unit Count</b>	<b>Avg SqFt</b>					<b>Total Sale Price</b>	<b>Avg Sale Price Per SqFt</b>	<b>Avg Sale Price Per Unit</b>	
12	1,731	781					\$77,063,998	\$83.34	\$66,896	