

2717 WEST JEFFERSON BOULEVARD, DALLAS

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|----------------------|---|
| 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 Period | Nov,2020 |

| Total Property Count | Total Unit Count |
|----------------------|------------------|
| 21 | 2,981 |

Market : Dallas - Suburban

| Submarket | Property | Owner | Manager Company | Unit | | Completion | Rating | |
|----------------------------|---|--|---|-------|---------|------------|--------|------|
| | | | | Count | SqFt | Date | Impr. | Loc. |
| 5 - North Oak Cliff/Irving | Cantera Crossing 2727 West Jefferson Blvd Dallas, TX 75211 (214) 331-2025 218 ft | Rishon Companies Alex Stolarski 2010 Estrada Pkwy Irving, TX 75061 (972) 721-1535 | Rishon Real Estate Services Alex Stolarski 2010 Estrada Pkwy Irving, TX 75061 (972) 721-1535 | 230 | 144,812 | 1/1/1963 | C+ | B- |
| 5 - North Oak Cliff/Irving | Country Green 630 Stevens Village Drive Dallas, TX 75208 (214) 942-1369 0.67 mi | Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970 | Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970 | 116 | 104,038 | 1/1/1973 | C+ | B- |



Market : Dallas - Suburban

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|-----------|--|---|--|-------|--------|------------|--------|------|
| | | | | Count | SqFt | Date | Impr. | Loc. |
| 8 - Kiest | <p>French Colony 1235 Hartsdale Drive Dallas, TX 75211 (214) 467-1177 CMBS Loan</p> <p>0.74 mi</p> | <p>Henley Properties Hudson Henley 428 West Davis Street Dallas, TX 75208 (214) 238-3346</p> | <p>Henley Properties Hudson H. Henley 428 West Davis Street Dallas, TX 75208 (214) 238-3346</p> | 94 | 70,170 | 1/1/1963 | C | C |
| 8 - Kiest | <p>Mill Run 2732 West Colorado Blvd Dallas, TX 75211 (214) 331-2140 CMBS Loan</p> <p>0.81 mi</p> | <p>Wedgewood Wade Brandenberger 2015 Manhattan Beach Blvd Redondo Beach, CA 90278 (310) 640-3070</p> | <p>Special Servicer: CWCapital Asset Management Brian Hanson 7501 Wisconsin Avenue #500 Bethesda, MD 20814 (202) 715-9500 Manager: Touchstone Property Management Joel Bergato 5057 Keller Springs Road #300 Addison, TX 75001 (214) 438-0996</p> | 112 | 91,560 | 1/1/1969 | C+ | C |

Market : Dallas - Suburban

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|----------------------------|--|---|--|-------|---------|------------|--------|------|
| | | | | Count | SqFt | Date | Impr. | Loc. |
| 8 - Kiest | <p>Moulin Rouge 1251 Moulin Rouge Drive Dallas, TX 75211 (214) 339-2113 CMBS Loan</p> <p>0.84 mi</p> | <p>Mino, Peter J. Peter J. Mino 10080 Carroll Canyon Road #101 San Diego, CA 92131</p> | <p>Special Servicer: Midland Loan Services Heather Wagner 10851 Mastin Blvd #300 Overland Park, KS 66210 (913) 253-9570 Manager: Wehner Multifamily Ryan Wehner 7075 Twin Hills Avenue #600 Dallas, TX 75231 (214) 821-1533</p> | 141 | 122,544 | 1/1/1968 | C+ | C |
| 5 - North Oak Cliff/Irving | <p>Dwellings at Kessler Park 1930 Atlantic Street Dallas, TX 75208 (214) 943-5503</p> <p>1.13 mi</p> | <p>Prospect Point Development Timothy W. Clark 1020 Prospect Street #314 La Jolla, CA 92037 (604) 733-6128</p> | <p>Devonshire Real Estate John Redden 17770 Preston Road Dallas, TX 75252 (972) 960-6800</p> | 64 | 42,695 | 1/1/1972 | C+ | B- |

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| | | | | Count | SqFt | Date | Impr. | Loc. |
| 8 - Kiest | <p>Remond Cliff Plaza 2928 Remond Drive Dallas, TX 75211 (214) 330-9344 Partially Affordable, CMBS Loan 1.15 mi</p> | <p>Southdale Management Harvey Giddens 5244 East Grand Avenue Dallas, TX 75223 (214) 887-9833</p> | <p>Special Servicer: Situs Holdings George Wisniewski 2 Embarcadero Center #1300 San Francisco, CA 94111 (415) 374-2832 Manager: Southdale Management Harvey Giddens 5244 East Grand Avenue Dallas, TX 75223 (214) 887-9833</p> | 110 | 83,550 | 1/1/1969 | C+ | C |
| 8 - Kiest | <p>Cedar Square 404 Andrews Avenue Dallas, TX 75211 (214) 339-9600 Agency Securitization 1.17 mi</p> | <p>Kamila, Christopher Christopher Kamila 1530 36th Avenue Seattle, WA 98122</p> | <p>Wehner Multifamily Ryan Wehner 7075 Twin Hills Avenue #600 Dallas, TX 75231 (214) 821-1533</p> | 116 | 79,928 | 1/1/1962 | C | C |
| 5 - North Oak Cliff/Irving | <p>Hampton Plaza at Kessler Park 1902 Tarrant Place Dallas, TX 75208 (214) 946-7172 Agency Securitization 1.28 mi</p> | <p>Anthology Investments Daniel G. Villarreal 1601 Elm Street 33rd Floor Dallas, TX 75201 (512) 560-1594</p> | <p>Anthology Investments Kasi Elliott 1601 Elm Street 33rd Floor Dallas, TX 75201 (512) 560-1594</p> | 156 | 115,956 | 1/1/1949 | C+ | B- |

GREYSTONE

Market : Dallas - Suburban

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|---|---|---|---|-------|---------|------------|--------|------|
| | | | | Count | SqFt | Date | Impr. | Loc. |
| 8 - Kiest | <p>Casa de Loma 100 North Randolph Drive Dallas, TX 75211 (214) 330-7697 CMBS Loan</p> <p>1.56 mi</p> | <p>Boone, Brent Brent Boone 6304 Lange Circle Dallas, TX 75214 (214) 887-1109</p> | <p>Special Servicer:</p> <p>Manager: Owner Managed</p> | 102 | 84,760 | 1/1/1964 | C+ | C |
| 5 - North Oak Cliff/Irving | <p>Park Creek Manor 2520 Coombs Creek Street Dallas, TX 75211 (214) 467-3553 CMBS Loan</p> <p>2.06 mi</p> | <p>AmeriSouth Ruel M. Hamilton 325 North St. Paul Street #3350 Dallas, TX 75201 (214) 750-1709</p> | <p>Special Servicer: Rialto Capital Advisors Adam Singer 790 NW 107th Avenue #400 Miami, FL 33172 (305) 485-2077</p> <p>Manager: AmeriSouth Management Audrey Kelly 325 North St. Paul Street #3350 Dallas, TX 75201 (214) 750-1709</p> | 322 | 248,823 | 1/1/1964 | C+ | B |
| 6 - Lake Village/South Irving/West Dallas | <p>Angelique 323 West 10th Street Dallas, TX 75208 (214) 942-8148</p> <p>2.08 mi</p> | <p>Nazerian, Farrokh Farrokh Nazerian 1978 Mission Ridge Road Santa Barbara, CA 93103 (805) 966-4548</p> | <p>Exxir Group Michael Nazerian 101 North Zang Blvd Dallas, TX 75208 (214) 969-1091</p> | 134 | 80,400 | 1/1/1968 | C | C+ |

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| 5 - North Oak Cliff/Irving | <p>Royal Park 835 North Zang Blvd Dallas, TX 75208 (214) 943-8499</p> <p>2.29 mi</p> | <p>Surety Property Management Edward R. Hulac 8937 De Soto Avenue #200 Canoga Park, CA 91304 (818) 885-7883</p> | <p>J. Hester Properties Michael Ann Grubb 8617 NE Mid Cities Blvd #300 North Richland Hills, TX 76182 (817) 640-9095</p> | 85 | 42,725 | 1/1/1967 | C | C |
| 6 - Lake Village/South Irving/West Dallas | <p>Fondeur 205 East Davis Street Dallas, TX 75203 (214) 948-1065</p> <p>2.46 mi</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | 60 | 32,720 | 1/1/1965 | C | C |
| 5 - North Oak Cliff/Irving | <p>Windsor Forest 2970 Spruce Valley Lane Dallas, TX 75233 (214) 330-9686</p> <p>2.60 mi</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | 160 | 142,288 | 1/1/1970 | C+ | B |
| 6 - Lake Village/South Irving/West Dallas | <p>Loch Loma 220 South Marsalis Avenue Dallas, TX 75203 (214) 946-7800</p> <p>2.80 mi</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | <p>Alton Management Charles Secker 5530 Alton Avenue Dallas, TX 75214 (214) 823-2970</p> | 114 | 93,060 | 1/1/1963 | C | C |

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| 5 - North Oak Cliff/Irving | <p>2704 CDMX 2704 South Cockrell Hill Road Dallas, TX 75211 (214) 467-3841 Agency Securitization</p> <p>2.83 mi</p> | <p>Avasarala, Sai V. Sai V. Avasarala 6521 Hickory Hill Drive Plano, TX 75074 (281) 727-9238</p> | <p>Wehner Multifamily Ryan Wehner 7075 Twin Hills Avenue #600 Dallas, TX 75231 (214) 821-1533</p> | 332 | 295,712 | 1/1/1965 | C+ | B |
| 5 - North Oak Cliff/Irving | <p>Zang Wood Villa 2454 South Zang Blvd Dallas, TX 75224 (214) 943-4141 CMBS Loan</p> <p>2.87 mi</p> | <p>Amini, Ramin Ramin Amini 14277 Preston Road #914 Dallas, TX 75254 (972) 317-1333</p> | <p>Special Servicer: KeyCorp Real Estate Capital Markets Dan Olsen 8117 Preston Road #800 Dallas, TX 75225 (214) 414-2564 Manager: Owner Managed</p> | 51 | 43,850 | 1/1/1960 | C+ | C+ |
| 6 - Lake Village/South Irving/West Dallas | <p>Founders Square 929 North Marsalis Avenue Dallas, TX 75203 (214) 941-4888 Agency Securitization</p> <p>2.87 mi</p> | <p>Wedgewood Wade Brandenberger 2015 Manhattan Beach Blvd Redondo Beach, CA 90278 (310) 640-3070</p> | <p>Touchstone Property Management Joel Bergato 5057 Keller Springs Road #300 Addison, TX 75001 (214) 438-0996</p> | 65 | 42,510 | 1/1/1963 | C | B |

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| 6 - Lake Village/South Irving/West Dallas | <p>Geneva 711 North Ewing Avenue Dallas, TX 75203 (214) 941-6389</p> <p>2.99 mi</p> | <p>Yamashita, Shuhei Shuhei Yamashita 1560 Sand Hill Road #405 Palo Alto, CA 94304</p> | <p>Mac Lamar Management Ryan Joseph 509 Lawrence Street #310 Corpus Christi, TX 78401 (361) 888-7741</p> | 209 | 135,300 | 1/1/1963 | C | B |
| 8 - Kiest | <p>Mountain View 5324 Preakness Lane Dallas, TX 75211 (214) 339-3800 Agency Securitization</p> <p>2.99 mi</p> | <p>Ross, Steven J. Steven J. Ross 6938 Pemberton Drive Dallas, TX 75230 (214) 564-5680</p> | <p>City Gate Property Group Nicole McQuarry 8111 Lyndon B. Johnson Fwy #1550 Dallas, TX 75251 (972) 979-1442</p> | 208 | 198,000 | 1/1/1970 | C+ | C |
| | Property Count | | | Total Unit Count | | | | |
| | 21 | | | 2,981 | | | | |