



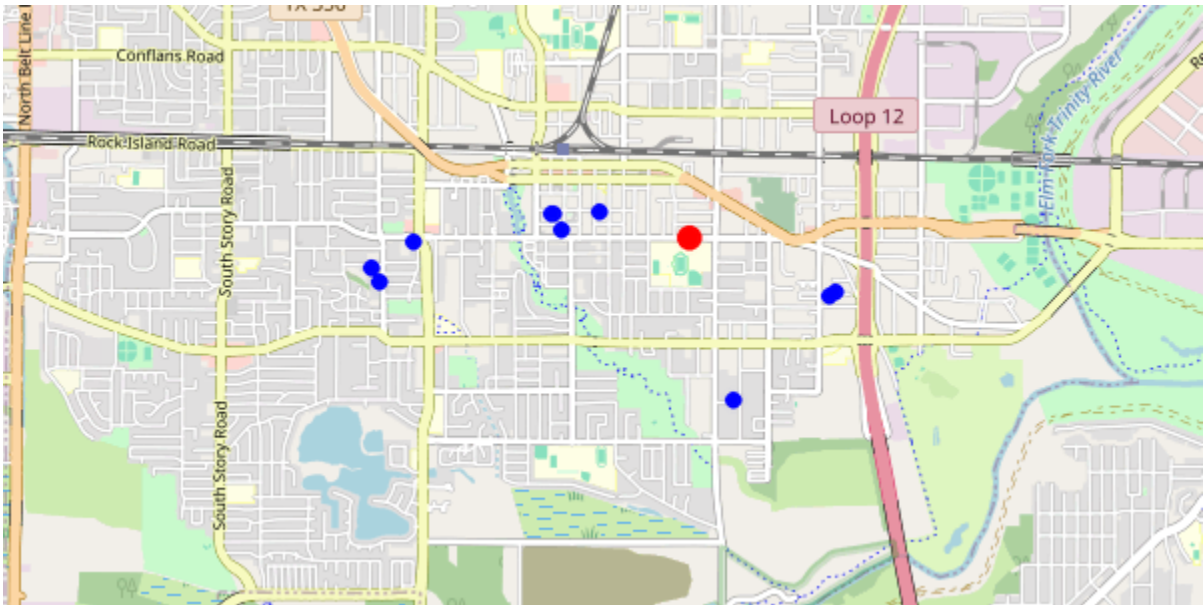
815 East 6th Street, Irving, TX 75060

Comparative Market Analysis • Saved on November 18, 2025 at 12:34 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,789/month	\$1,600/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details		Comparable Properties Summary	
Address	815 East 6th Street, Irving, TX 75060	Total Comparables	25
Bedrooms	3	High Correlation Properties	0
Bathrooms	2.0	Average Comp Rent	\$1,806
Square Feet	N/A	Rent Range	\$1,520 - \$2,057
Property Type	Duplex		

Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

Comparable Properties (25)

222 E 4th St, Irving, TX 75060	Multi-Family	\$1,395	3BR/2BA	0	0.47 mi	65%
509 S Hastings St, Irving, TX 75060	Multi-Family	\$1,700	3BR/2BA	0	0.64 mi	62%
210 W 4th St, Irving, TX 75060	Multi-Family	\$1,550	3BR/2BA	0	0.68 mi	62%

1623 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,500	3BR/2BA	0	0.77 mi	62%
230 W 4th St, Irving, TX 75060	Multi-Family	\$1,575	3BR/2BA	0	0.70 mi	62%
1612 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,350	3BR/2BA	0	0.75 mi	62%
1027 Vera Ct, Irving, TX 75060	Multi-Family	\$1,395	3BR/2.5BA	0	0.84 mi	62%
1416 Elms Rd, Irving, TX 75060	Multi-Family	\$1,995	3BR/2.5BA	0	1.59 mi	58%
1404 Scott Ct, Irving, TX 75060	Multi-Family	\$1,800	3BR/2BA	0	1.56 mi	58%
1208 W 6th St, Irving, TX 75060	Multi-Family	\$3,000	3BR/2BA	0	1.38 mi	58%
1418 Elms Rd, Irving, TX 75060	Multi-Family	\$1,650	3BR/2.5BA	0	1.56 mi	58%
1021 Vera Ct, Irving, TX 75060	Multi-Family	\$1,850	3BR/3BA	0	0.83 mi	57%
517 Falcon Dr, Irving, TX 75060	Multi-Family	\$1,495	2BR/1.5BA	0	0.09 mi	55%
110 Crandall Side Rd, Unit 112RIGHT, Irving, TX 75060	Multi-Family	\$2,125	3BR/2.5BA	0	2.62 mi	54%
3150 Tudor Ln, Irving, TX 75060	Multi-Family	\$2,095	3BR/2.5BA	0	3.08 mi	54%
1313 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$2,100	3BR/2.5BA	0	2.52 mi	54%
1202 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,900	3BR/2.5BA	0	2.48 mi	54%
1201 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,900	3BR/2.5BA	0	2.49 mi	54%
318 Christie Ct, Unit 316, Irving, TX 75060	Multi-Family	\$2,375	3BR/2BA	0	3.16 mi	54%
309 Christie Ct, Irving, TX 75060	Multi-Family	\$1,775	3BR/2BA	0	3.19 mi	54%
1305 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,650	3BR/2BA	0	2.52 mi	54%
1316 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,495	3BR/1.5BA	0	2.49 mi	54%
311 Christie Ct, Irving, TX 75060	Multi-Family	\$1,775	3BR/2BA	0	3.20 mi	54%
1221 Willow Wood Ct, Irving, TX 75060	Multi-Family	\$1,750	3BR/2.5BA	0	2.51 mi	54%
2410 Woodoak Ct, Irving, TX 75060	Multi-Family	\$1,950	3BR/2.5BA	0	2.47 mi	54%

Note: Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: November 18, 2025

This report is for informational purposes only and should not be considered as a formal appraisal.