



1201 South Travis Street - B, Sherman, TX 75090

Comparative Market Analysis • Saved on November 20, 2025 at 11:54 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,232/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,150/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

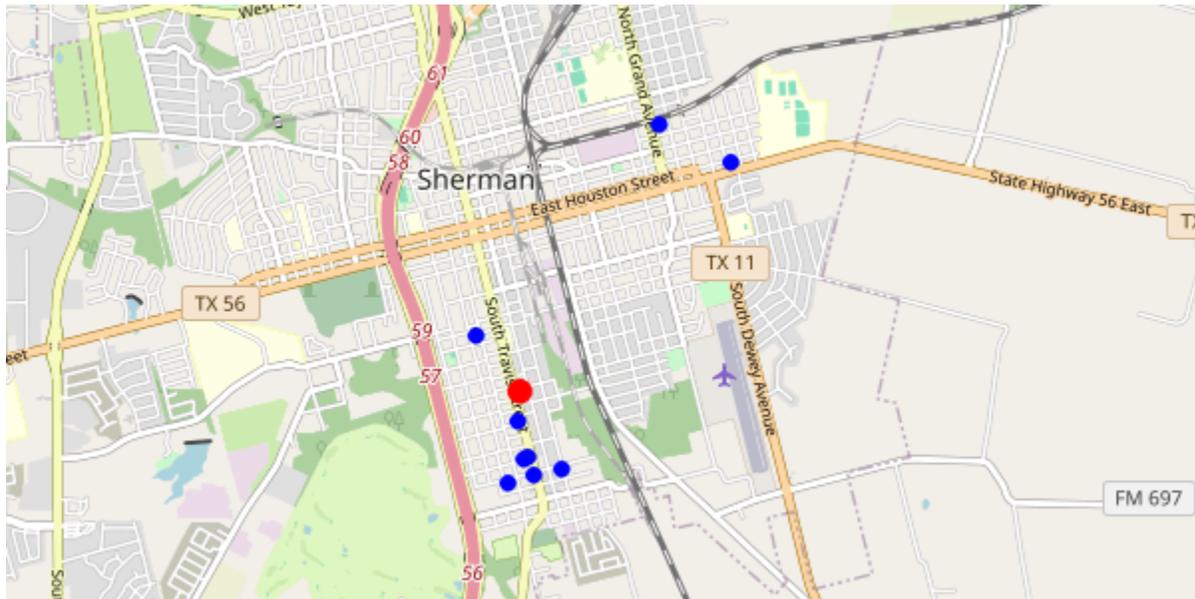
Property Details

Address	1201 South Travis Street - B, Sherman, TX 75090
Bedrooms	2
Bathrooms	1.0
Square Feet	864
Property Type	Duplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	13
Average Comp Rent	\$1,063
Rent Range	\$1,084 - \$1,380

Property Location Map



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

Comparable Properties (25)

224 E Lake St, Unit 224, Sherman, TX 75090	Multi-Family	\$1,125	2BR/1BA	889	0.44 mi	100%
816 S Crockett St, Apt 1, Sherman, TX 75090	Multi-Family	\$899	2BR/1BA	800	0.34 mi	100%
105 W Staples St, Sherman, TX 75090	Multi-Family	\$1,000	2BR/1BA	950	0.34 mi	100%

226 E Lake St, Unit 226, Sherman, TX 75090	Multi-Family	\$1,075	2BR/1BA	889	0.46 mi	100%
1700 S Travis St, Unit 1702, Sherman, TX 75090	Multi-Family	\$999	2BR/1BA	824	0.43 mi	100%
1524 S Travis St, Sherman, TX 75090	Multi-Family	\$1,000	2BR/1BA	950	0.33 mi	100%
419 N Grand Ave Unit B, Sherman, TX 75090	Multi-Family	\$1,100	2BR/1BA	879	1.49 mi	93%
1326 S Travis St, Unit 1328, Sherman, TX 75090	Multi-Family	\$1,000	2BR/1BA	956	0.15 mi	93%
101 S Burdette Ave, Sherman, TX 75090	Multi-Family	\$1,100	2BR/1BA	810	1.54 mi	93%
1326 S Travis St, Unit 1326, Sherman, TX 75090	Multi-Family	\$1,175	2BR/1BA	956	0.15 mi	93%
801/803 Spg E, # ST803, Sherman, TX 75090	Multi-Family	\$1,100	2BR/1BA	810	1.34 mi	93%
1326 S Travis St, Sherman, TX 75090	Multi-Family	\$825	2BR/1BA	956	0.15 mi	93%
1700 S Travis St, Sherman, TX 75090	Multi-Family	\$999	1BR/1BA	812	0.43 mi	90%
410 S Vaden St, Unit B, Sherman, TX 75090	Multi-Family	\$800	1BR/1BA	700	0.94 mi	80%
612 S Elm St, Sherman, TX 75090	Multi-Family	\$1,395	2BR/2BA	0	0.50 mi	80%
410 S Vaden St, Unit C, Sherman, TX 75090	Multi-Family	\$800	1BR/1BA	700	0.94 mi	80%
410 S Vaden St, Unit A, Sherman, TX 75090	Multi-Family	\$800	1BR/1BA	700	0.94 mi	80%
702 N Frisco Rd, Sherman, TX 75090	Multi-Family	\$795	2BR/1BA	682	1.96 mi	78%
614 S Elm St, Sherman, TX 75090	Multi-Family	\$1,350	2BR/2BA	0	0.52 mi	77%
514 N Rusk Ave, Unit 514, Denison, TX 75090	Multi-Family	\$1,475	3BR/2BA	756	0.62 mi	75%
514 N Rusk St, Unit 516, Denison, TX 75090	Multi-Family	\$1,475	3BR/2BA	756	0.62 mi	75%
514 N Rusk St, Unit 516, Sherman, TX 75090	Multi-Family	\$1,475	3BR/2BA	756	0.62 mi	75%
514 N Rusk St, Unit 514, Sherman, TX 75090	Multi-Family	\$1,475	3BR/2BA	756	0.62 mi	75%
817 S Elm St, Apt 2, Sherman, TX 75090	Multi-Family	\$675	1BR/1BA	600	0.35 mi	65%
816 S Crockett St, Apt 3, Sherman, TX 75090	Multi-Family	\$675	1BR/1BA	600	0.34 mi	65%

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 20, 2025

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