



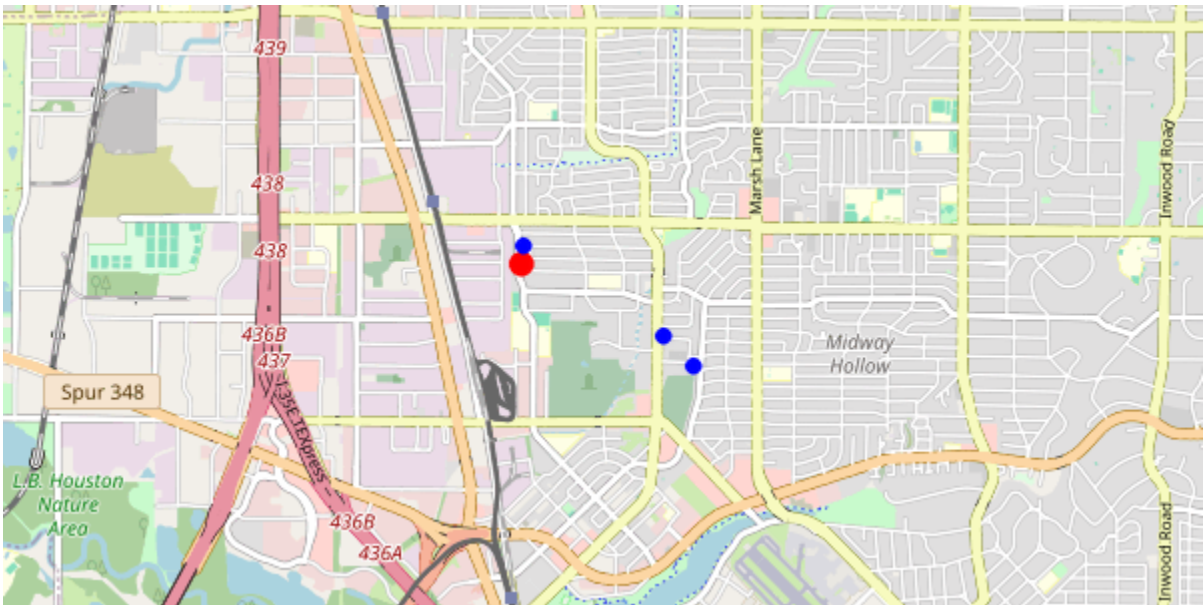
9916 Brockbank Drive - 1, Dallas, TX 75220

Comparative Market Analysis • Saved on November 20, 2025 at 12:08 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,663/month	\$1,900/month
Based on 4 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details		Comparable Properties Summary	
Address	9916 Brockbank Drive - 1, Dallas, TX 75220	Total Comparables	4
Bedrooms	3	High Correlation Properties	1
Bathrooms	2.0	Average Comp Rent	\$1,560
Square Feet	1,600	Rent Range	\$1,530 - \$1,796
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 (4)

9954 Brockbank Dr, Dallas, TX 75220	Multi-Family	\$2,200	3BR/2BA	0	0.09 mi	100%
3472 Hidalgo Dr, Unit 3472, Dallas, TX 75220	Multi-Family	\$1,695	2BR/1.5BA	0	1.00 mi	80%
3472 Hidalgo Dr, Unit 3470, Dallas, TX 75220	Multi-Family	\$1,250	2BR/2BA	0	1.00 mi	80%

3409 Nogales Dr, Dallas, TX 75220	Multi-Family	\$1,095	2BR/2BA	0	0.80 mi	72%
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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.