



# 9916 Brockbank Drive - 1, Dallas, TX 75220

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

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

**\$1,663/month**

Based on 4 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

**\$1,900/month**

Advanced AI analysis of market trends

AI Confidence: 85.0%

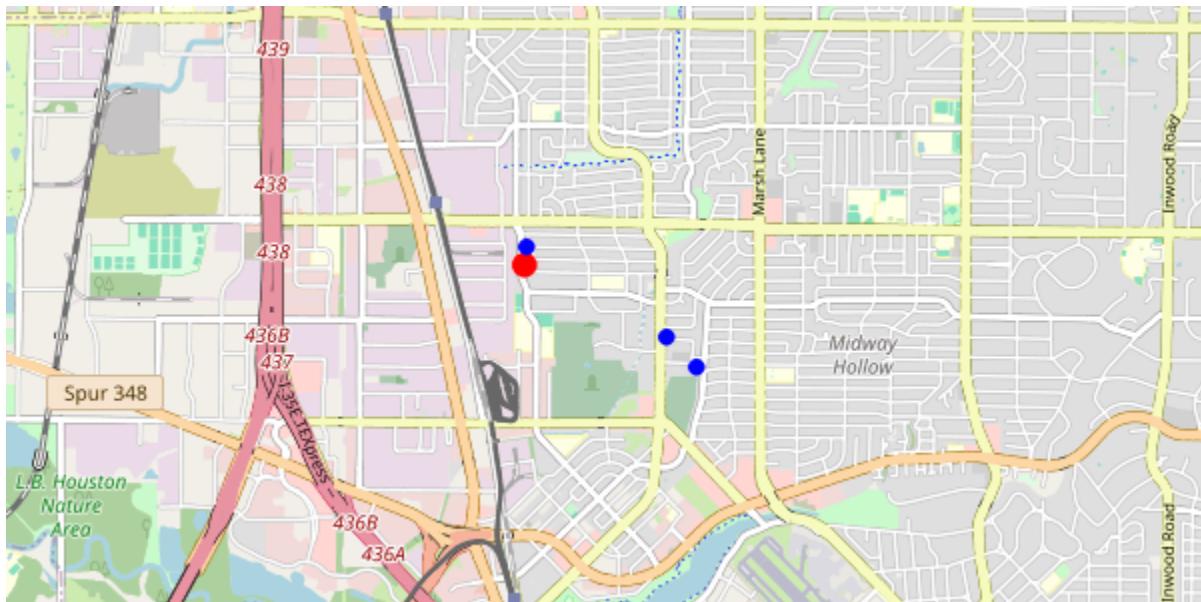
## Property Details

Address	9916 Brockbank Drive - 1, Dallas, TX 75220
Bedrooms	3
Bathrooms	2.0
Square Feet	1,600
Property Type	Duplex

## Comparable Properties Summary

Total Comparables	4
High Correlation Properties	1
Average Comp Rent	\$1,560
Rent Range	\$1,530 - \$1,796

## 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%

**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.