



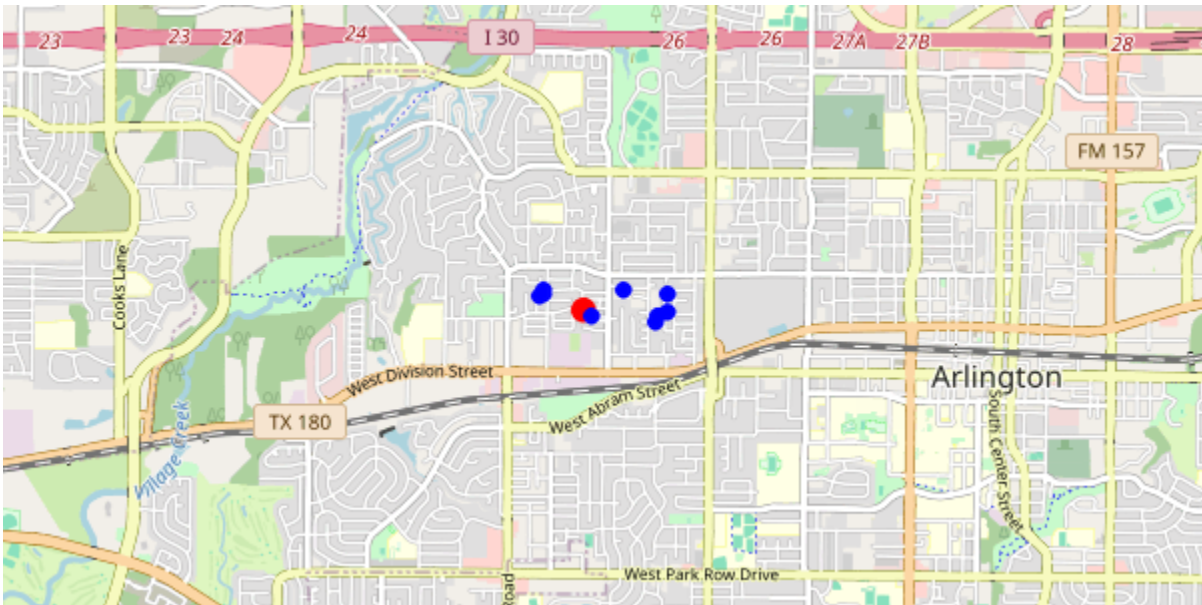
# 2026 Wesley Drive - B, Arlington, TX 76012

Comparative Market Analysis • Saved on December 08, 2025 at 12:13 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
<b>\$1,629/month</b>	<b>\$1,425/month</b>
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details	Comparable Properties Summary
Address2026 Wesley Drive - B, Arlington, TX 76012	Total Comparables25
Bedrooms2	High Correlation Properties25
Bathrooms1.5	Average Comp Rent\$1,447
Square Feet993	Rent Range\$1,499 - \$1,751
Property TypeDuplex	

## Property Location Map



Subject property location shown on map. [View the web version for an interactive map with all comparable properties.](#)

## Comparable Properties (25)

1803 Harry Ct, Apt B, Arlington, TX 76012	Multi-Family	\$1,325	2BR/1BA	896	0.37 mi	100%
535 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,450	2BR/2BA	981	0.42 mi	100%
623 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,395	2BR/1BA	900	0.42 mi	100%

614 Lillard Rd, Apt B, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1.5BA	0	0.22 mi	100%
1801 Romack Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1BA	896	0.37 mi	100%
614 Lillard Rd, Apt C, Arlington, TX 76012	Multi-Family	\$1,400	2BR/1.5BA	0	0.22 mi	100%
1906 Nolen Ct, Arlington, TX 76012	Multi-Family	\$1,590	2BR/1.5BA	0	0.22 mi	100%
612 Lillard Rd, Apt A, Arlington, TX 76012	Multi-Family	\$1,450	2BR/1.5BA	0	0.21 mi	100%
611 Lost Springs Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,400	2BR/2BA	0	0.23 mi	100%
2023 Minnie Dr, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1.5BA	944	0.05 mi	100%
1930 W Sanford St, Apt B, Arlington, TX 76012	Multi-Family	\$1,650	2BR/1.5BA	0	0.23 mi	100%
625 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,495	2BR/1BA	900	0.43 mi	100%
619 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,325	2BR/1BA	900	0.42 mi	100%
612 Lillard Rd, Apt C, Arlington, TX 76012	Multi-Family	\$1,500	2BR/1.5BA	0	0.21 mi	100%
2004 Oakwood Ct, Arlington, TX 76012	Multi-Family	\$1,300	2BR/1BA	939	0.14 mi	100%
2000 Oakwood Ct, Arlington, TX 76012	Multi-Family	\$1,300	2BR/1BA	939	0.15 mi	100%
611 Lost Springs Ct, Apt B, Arlington, TX 76012	Multi-Family	\$1,400	2BR/2BA	0	0.23 mi	100%
612 Lillard Rd, Apt B, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1.5BA	0	0.21 mi	100%
604 Lost Springs Ct, Apt C, Arlington, TX 76012	Multi-Family	\$1,450	2BR/1.5BA	956	0.25 mi	100%
1801 Parker Rd, Apt A, Arlington, TX 76012	Multi-Family	\$1,200	2BR/1BA	0	0.46 mi	100%
707 Oakwood Ln, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1.5BA	951	0.27 mi	100%
620 Matt Ln, Arlington, TX 76012	Multi-Family	\$1,500	2BR/1BA	900	0.44 mi	100%
721 Oakwood Ln, Apt A, Arlington, TX 76012	Multi-Family	\$1,450	2BR/1BA	965	0.33 mi	100%
1912 Nolen Ct, Arlington, TX 76012	Multi-Family	\$1,650	2BR/1.5BA	0	0.20 mi	100%
616 Lost Springs Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,700	2BR/2BA	0	0.26 mi	100%

**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: December 08, 2025

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