



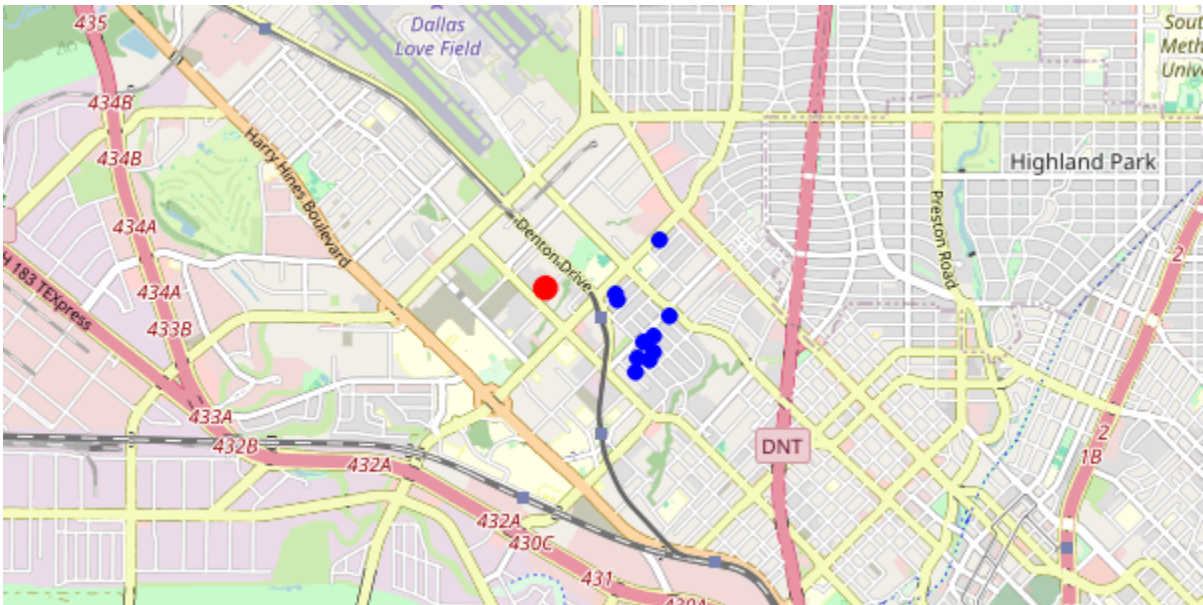
# 5948 Morning Star Place, Dallas, TX 75235

Comparative Market Analysis • Saved on November 03, 2025 at 10:39 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
<b>\$2,788/month</b>	<b>\$2,790/month</b>
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: \$2,565 - \$3,011	AI Confidence: 85.0%

Property Details		Comparable Properties Summary	
Address	5948 Morning Star Place, Dallas, TX 75235	Total Comparables	25
Bedrooms	3	High Correlation Properties	0
Bathrooms	3.5	Average Comp Rent	\$2,788
Square Feet	1,963	Rent Range	\$2,565 - \$3,011
Property Type	Single Family		

## Property Location Map



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

## Comparable Properties (25)

5217 Denton Dr, Dallas, TX 75235	Single Family	\$2,100	2BR/2BA	0	0.63 mi	85%
5222 Denton Dr, Dallas, TX 75235	Single Family	\$4,000	2BR/2BA	0	0.63 mi	85%
5322 Denton Dr, Dallas, TX 75235	Single Family	\$3,500	2BR/1BA	0	0.55 mi	85%

5308 Parkland Ave, Dallas, TX 75235	Single Family	\$4,650	2BR/2BA	0	0.58 mi	85%
2837 Cherrywood Ave, Dallas, TX 75235	Single Family	\$2,280	2BR/2BA	990	0.34 mi	85%
5322 Maple Springs Blvd, Dallas, TX 75235	Single Family	\$3,850	2BR/2BA	0	0.63 mi	85%
5212 Fleetwood Oaks Ave, Apt 202, Dallas, TX 75235	Single Family	\$1,195	1BR/1BA	698	0.61 mi	85%
5314 Stoneleigh Ave, Dallas, TX 75235	Single Family	\$2,395	2BR/1BA	0	0.59 mi	85%
3226 Inwood Rd, Dallas, TX 75235	Single Family	\$2,650	2BR/1BA	0	0.61 mi	85%
2832 Cherrywood Ave, Dallas, TX 75235	Single Family	\$3,250	5BR/3BA	0	0.36 mi	85%
3324 Inwood Rd, Dallas, TX 75235	Single Family	\$2,700	3BR/2BA	0	0.67 mi	85%
5307 Stoneleigh Ave, Unit Lower, Dallas, TX 75235	Single Family	\$2,595	2BR/1BA	0	0.60 mi	85%
5219 Denton Dr, Dallas, TX 75235	Single Family	\$1,050	1BR/1BA	500	0.63 mi	85%
3215 Carlson Dr, Dallas, TX 75235	Single Family	\$3,500	3BR/2BA	0	0.62 mi	85%
2415 Stutz Rd, Unit B, Dallas, TX 75235	Townhouse	\$2,300	2BR/2.5BA	0	0.15 mi	85%
2415 Stutz Dr, Apt D, Dallas, TX 75235	Townhouse	\$2,150	2BR/2.5BA	0	0.15 mi	85%
2403 Stutz Dr, Unit A1, Dallas, TX 75235	Condo	\$2,200	2BR/2.5BA	0	0.17 mi	85%
5490 Denton Dr, Cut off Unit C1, Dallas, TX 75235	Condo	\$3,062	2BR/2.5BA	0	0.42 mi	85%
3147 Hedgerow Dr, Dallas, TX 75235	Single Family	\$2,850	3BR/2BA	0	0.62 mi	85%
2318 Stutz Dr, # D2, Dallas, TX 75235	Single Family	\$3,200	3BR/3BA	0	0.22 mi	85%
5964 Morning Star Pl, Dallas, TX 75235	Single Family	\$2,900	3BR/3.5BA	0	N/A	85%
5302 Denton Dr, Dallas, TX 75235	Single Family	\$3,500	3BR/2BA	0	0.60 mi	85%
6008 Maple Ave, Unit B1, Dallas, TX 75235	Condo	\$2,114	1BR/1.5BA	995	0.08 mi	85%
2415 Stutz Dr, Apt H, Dallas, TX 75235	Condo	\$1,900	2BR/2.5BA	0	0.15 mi	85%
5306 Stoneleigh Ave, Dallas, TX 75235	Single Family	\$3,800	3BR/3BA	0	0.61 mi	85%

**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 03, 2025

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