

Current Local Marketing Conditions - Presented by Lenders Choice Inc. (630-778-7800)

End of 1st Quarter - 04/01/2014 Report

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Rented Last 12 Months	# Rented Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Rentals	Current Inventory
	Median Rental Price			Average DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,338	\$1,188	12.63%	48	46	4.35%	100	74	35.14%	8.3	14	5	1.68
#131 School	\$1,300	\$1,200	8.33%	46	48	-4.17%	184	146	26.03%	15.3	21	3	1.37
#204 School	\$1,500	\$1,500	0.00%	42	36	16.67%	462	463	-0.22%	38.5	51	7	1.32
#308 School	\$1,500	\$1,495	0.33%	48	39	23.08%	186	137	35.77%	15.5	14	3	0.90
Batavia #510	\$1,450	\$1,350	7.41%	44	40	10.00%	85	101	-15.84%	7.1	6	0	0.85
Big Rock/Hinckley	\$1,350	\$1,300	3.85%	48	60	-20.00%	7	13	-46.15%	0.6	0	0	0.00
Bolingbrook #440	\$1,695	\$1,525	11.15%	34	40	-15.00%	246	221	11.31%	20.5	21	12	1.02
Clarendon Hills #514	\$1,950	\$1,650	18.18%	47	29	62.07%	43	47	-8.51%	3.6	2	0	0.56
Cortland #112	\$1,150	\$1,200	-4.17%	39	57	-31.58%	25	12	108.33%	2.1	2	2	0.96
Crest Hill #498	\$1,360	\$1,250	8.80%	40	42	-4.76%	85	53	60.38%	7.1	9	2	1.27
Darien #562	\$1,700	\$1,573	8.07%	36	41	-12.20%	89	78	14.10%	7.4	7	1	0.94
Dekalb #115	\$1,150	\$1,200	-4.17%	42	42	0.00%	119	94	26.60%	9.9	14	1	1.41
Downers Grove #515	\$1,588	\$1,550	2.45%	35	37	-5.41%	204	193	5.70%	17.0	14	3	0.82
Elburn #119	\$1,825	\$1,495	22.07%	42	50	-16.00%	30	27	11.11%	2.5	3	1	1.20
Elgin #123													
#46 School	\$1,400	\$1,398	0.14%	41	46	-10.87%	376	302	24.50%	31.3	54	15	1.72
#301 School	\$1,650	\$1,925	-14.29%	36	55	-34.55%	54	43	25.58%	4.5	10	1	2.22
Elmhurst #126	\$1,875	\$1,800	4.17%	29	36	-19.44%	159	156	1.92%	13.3	22	5	1.66
Frankfort #423	\$1,700	\$1,800	-5.56%	42	33	27.27%	78	63	23.81%	6.5	6	6	0.92
Geneva #134	\$1,750	\$1,725	1.45%	46	36	27.78%	103	119	-13.45%	8.6	9	2	1.05

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Glen Ellyn #137	\$1,800	\$1,650	9.09%	38	37	2.70%	113	130	-13.08%	9.4	15	3	1.59
Hampshire #140	\$1,350	\$1,400	-3.57%	44	43	2.33%	106	97	9.28%	8.8	15	6	1.70
Hinsdale #521	\$2,850	\$2,900	-1.72%	38	42	-9.52%	88	111	-20.72%	7.3	6	3	0.82
Lemont #439	\$1,725	\$1,600	7.81%	40	27	48.15%	58	41	41.46%	4.8	5	2	1.03
Lisle #532	\$1,100	\$1,150	-4.35%	38	38	0.00%	269	232	15.95%	22.4	26	3	1.16
Lombard #148	\$1,500	\$1,400	7.14%	32	38	-15.79%	196	197	-0.51%	16.3	19	7	1.16
Joliet #499													
#202 School	\$1,500	\$1,500	0.00%	37	39	-5.13%	57	30	90.00%	4.8	7	1	1.47
#204 School	\$1,250	\$1,150	8.70%	40	44	-9.09%	231	210	10.00%	19.3	28	6	1.45
Mokena #448	\$1,350	\$1,445	-6.57%	29	33	-12.12%	71	61	16.39%	5.9	4	0	0.68
Montgomery #538	\$1,450	\$1,325	9.43%	43	38	13.16%	149	73	104.11%	12.4	18	7	1.45
Naperville #540													
#203 School	\$1,800	\$1,750	2.86%	38	36	5.56%	402	397	1.26%	33.5	38	12	1.13
#204 School	\$1,650	\$1,600	3.13%	40	33	21.21%	515	486	5.97%	42.9	60	11	1.40
Newark #541	\$0	\$1,000	-100.00%	0	23	-100.00%	0	3	-100.00%	0.0	0	0	#DIV/0!
New Lenox #451	\$1,400	\$1,475	-5.08%	24	32	-25.00%	65	66	-1.52%	5.4	4	0	0.74
North Aurora #542	\$1,608	\$1,723	-6.67%	33	34	-2.94%	46	42	9.52%	3.8	7	2	1.83
Oak Brook #523	\$2,550	\$2,450	4.08%	41	90	-54.44%	36	43	-16.28%	3.0	10	3	3.33
Oswego #543	\$1,550	\$1,550	0.00%	43	37	16.22%	233	177	31.64%	19.4	27	11	1.39
Ottawa #350	\$913	\$975	-6.36%	47	36	30.56%	18	13	38.46%	1.5	5	0	3.33
Plainfield #544													
#202 School	\$1,650	\$1,600	3.13%	36	33	9.09%	408	334	22.16%	34.0	67	17	1.97

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#204 School	\$1,600	\$1,450	10.34%	36	36	0.00%	38	30	26.67%	3.2	4	3	1.26
#308 School	\$1,975	\$1,838	7.45%	49	33	48.48%	18	8	125.00%	1.5	2	0	1.33
Plano #545	\$1,300	\$1,200	8.33%	43	41	4.88%	101	47	114.89%	8.4	12	3	1.43
St. Charles #174													
#301 School	\$2,300	\$2,200	4.55%	55	34	61.76%	7	11	-36.36%	0.6	3	2	5.14
#303 School	\$1,700	\$1,650	3.03%	39	36	8.33%	205	214	-4.21%	17.1	17	8	1.00
Romeoville #494	\$1,400	\$1,450	-3.45%	31	34	-8.82%	98	91	7.69%	8.2	12	0	1.47
Sandwich #491	\$1,200	\$850	41.18%	35	44	-20.45%	10	11	-9.09%	0.8	1	0	1.20
Shorewood #496	\$1,500	\$1,400	7.14%	32	40	-20.00%	77	57	35.09%	6.4	4	0	0.62
South Elgin #177	\$1,400	\$1,425	-1.75%	39	34	14.71%	124	97	27.84%	10.3	3	2	0.29
Sugar Grove #554	\$1,550	\$1,463	5.95%	37	46	-19.57%	62	60	3.33%	5.2	11	0	2.13
Sycamore #178	\$1,145	\$1,100	4.09%	32	39	-17.95%	95	66	43.94%	7.9	5	1	0.63
Villa Park #186	\$1,500	\$1,400	7.14%	37	38	-2.63%	83	53	56.60%	6.9	6	4	0.87
Warrenville #555	\$1,500	\$1,438	4.31%	29	42	-30.95%	40	38	5.26%	3.3	7	5	2.10
West Chicago #185	\$1,400	\$1,600	-12.50%	52	49	6.12%	51	40	27.50%	4.3	9	2	2.12
Wheaton #187	\$1,600	\$1,500	6.67%	35	44	-20.45%	178	149	19.46%	14.8	39	4	2.63
Willowbrook #516	\$1,250	\$1,250	0.00%	45	32	40.63%	103	82	25.61%	8.6	16	0	1.86
Winfield #190	\$1,638	\$1,800	-9.00%	39	33	18.18%	40	32	25.00%	3.3	2	1	0.60
Woodridge #517	\$1,500	\$1,400	7.14%	41	52	-21.15%	110	123	-10.57%	9.2	11	2	1.20
Yorkville #560	\$1,425	\$1,350	5.56%	44	44	0.00%	153	141	8.51%	12.8	19	6	1.49

* Items shaded in green represent a larger than 10% increase in median price levels.

* Items shaded in red represent less than a 3 month supply - based on the 12 month average absorption rates