

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

End of 2nd Quarter - 07/01/2014 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	\$1,400	\$1,250	12.00%	47	49	-4.08%	103	78	32.05%	8.6	7	3	0.82
#131 School	\$1,300	\$1,200	8.33%	46	48	-4.17%	198	141	40.43%	16.5	12	3	0.73
#204 School	\$1,555	\$1,500	3.67%	42	36	16.67%	472	496	-4.84%	39.3	36	16	0.92
#308 School	\$1,500	\$1,500	0.00%	50	41	21.95%	173	157	10.19%	14.4	11	8	0.76
Batavia #510	\$1,550	\$1,350	14.81%	41	40	2.50%	83	91	-8.79%	6.9	7	2	1.01
Big Rock/Hinckley	\$1,373	\$1,300	5.62%	37	62	-40.32%	4	15	-73.33%	0.3	3	0	9.00
Bolingbrook #440	\$1,695	\$1,550	9.35%	33	40	-17.50%	257	223	15.25%	21.4	15	10	0.70
Clarendon Hills #514	\$2,000	\$1,700	17.65%	33	47	-29.79%	41	43	-4.65%	3.4	1	0	0.29
Cortland #112	\$1,150	\$1,150	0.00%	34	44	-22.73%	20	18	11.11%	1.7	1	1	0.60
Crest Hill #498	\$1,360	\$1,298	4.78%	38	40	-5.00%	85	62	37.10%	7.1	5	1	0.71
Darien #562	\$1,700	\$1,600	6.25%	36	39	-7.69%	94	77	22.08%	7.8	7	3	0.89
Dekalb #115	\$1,150	\$1,200	-4.17%	41	44	-6.82%	124	105	18.10%	10.3	15	5	1.45
Downers Grove #515	\$1,500	\$1,600	-6.25%	36	34	5.88%	183	207	-11.59%	15.3	8	4	0.52
Elburn #119	\$1,850	\$1,650	12.12%	47	42	11.90%	31	27	14.81%	2.6	3	0	1.16
Elgin #123													
#46 School	\$1,400	\$1,395	0.36%	42	45	-6.67%	413	313	31.95%	34.4	22	9	0.64
#301 School	\$1,850	\$1,800	2.78%	38	42	-9.52%	55	48	14.58%	4.6	4	2	0.87
Elmhurst #126	\$1,900	\$1,825	4.11%	34	32	6.25%	163	144	13.19%	13.6	15	3	1.10
Frankfort #423	\$1,768	\$1,850	-4.43%	40	37	8.11%	84	63	33.33%	7.0	5	1	0.71
Geneva #134	\$1,763	\$1,750	0.74%	44	37	18.92%	100	107	-6.54%	8.3	5	2	0.60

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Glen Ellyn #137	\$1,850	\$1,650	12.12%	34	43	-20.93%	118	107	10.28%	9.8	9	2	0.92
Hampshire #140	\$1,350	\$1,375	-1.82%	43	44	-2.27%	112	100	12.00%	9.3	10	4	1.07
Hinsdale #521	\$2,725	\$2,850	-4.39%	45	40	12.50%	90	109	-17.43%	7.5	7	1	0.93
Lemont #439	\$1,750	\$1,700	2.94%	40	29	37.93%	47	50	-6.00%	3.9	5	0	1.28
Lisle #532	\$1,100	\$1,150	-4.35%	42	38	10.53%	260	245	6.12%	21.7	14	5	0.65
Lombard #148	\$1,600	\$1,400	14.29%	37	38	-2.63%	221	188	17.55%	18.4	5	3	0.27
Joliet #499													
#202 School	\$1,550	\$1,500	3.33%	40	38	5.26%	58	41	41.46%	4.8	3	3	0.62
#204 School	\$1,250	\$1,200	4.17%	42	40	5.00%	224	217	3.23%	18.7	18	7	0.96
Mokena #448	\$1,325	\$1,500	-11.67%	28	38	-26.32%	68	57	19.30%	5.7	2	1	0.35
Montgomery #538	\$1,500	\$1,395	7.53%	44	38	15.79%	157	89	76.40%	13.1	10	7	0.76
Naperville #540													
#203 School	\$1,800	\$1,750	2.86%	42	36	16.67%	406	385	5.45%	33.8	30	15	0.89
#204 School	\$1,600	\$1,600	0.00%	40	34	17.65%	533	500	6.60%	44.4	37	16	0.83
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%	26	30	-13.33%	63	66	-4.55%	5.3	1	0	0.19
North Aurora #542	\$1,785	\$1,600	11.56%	32	36	-11.11%	53	45	17.78%	4.4	7	0	1.58
Oak Brook #523	\$2,600	\$2,425	7.22%	50	81	-38.27%	35	44	-20.45%	2.9	3	1	1.03
Oswego #543	\$1,550	\$1,550	0.00%	44	39	12.82%	243	180	35.00%	20.3	13	5	0.64
Ottawa #350	\$975	\$925	5.41%	56	30	86.67%	16	20	-20.00%	1.3	4	0	3.00
Plainfield #544													
#202 School	\$1,650	\$1,600	3.13%	41	33	24.24%	458	352	30.11%	38.2	45	21	1.18

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#204 School	\$1,698	\$1,450	17.10%	39	42	-7.14%	42	33	27.27%	3.5	4	3	1.14
#308 School	\$2,095	\$1,863	12.45%	54	30	80.00%	17	10	70.00%	1.4	1	0	0.71
Plano #545	\$1,325	\$1,250	6.00%	48	41	17.07%	103	59	74.58%	8.6	5	1	0.58
St. Charles #174													
#301 School	\$1,900	\$2,300	-17.39%	72	41	75.61%	14	10	40.00%	1.2	0	0	0.00
#303 School	\$1,750	\$1,663	5.23%	40	34	17.65%	206	218	-5.50%	17.2	19	5	1.11
Romeoville #494	\$1,400	\$1,473	-4.96%	32	35	-8.57%	104	92	13.04%	8.7	3	2	0.35
Sandwich #491	\$1,250	\$850	47.06%	33	41	-19.51%	8	14	-42.86%	0.7	3	0	4.50
Shorewood #496	\$1,475	\$1,400	5.36%	36	32	12.50%	66	66	0.00%	5.5	5	1	0.91
South Elgin #177	\$1,450	\$1,350	7.41%	37	33	12.12%	115	108	6.48%	9.6	15	4	1.57
Sugar Grove #554	\$1,538	\$1,498	2.67%	43	44	-2.27%	62	52	19.23%	5.2	1	0	0.19
Sycamore #178	\$1,100	\$1,145	-3.93%	37	36	2.78%	95	71	33.80%	7.9	5	3	0.63
Villa Park #186	\$1,525	\$1,400	8.93%	30	42	-28.57%	88	65	35.38%	7.3	2	1	0.27
Warrenville #555	\$1,500	\$1,413	6.16%	33	45	-26.67%	50	38	31.58%	4.2	0	1	0.00
West Chicago #185	\$1,475	\$1,475	0.00%	53	43	23.26%	59	39	51.28%	4.9	6	1	1.22
Wheaton #187	\$1,600	\$1,500	6.67%	34	42	-19.05%	182	153	18.95%	15.2	14	3	0.92
Willowbrook #516	\$1,223	\$1,250	-2.16%	40	29	37.93%	112	87	28.74%	9.3	10	3	1.07
Winfield #190	\$1,638	\$1,750	-6.40%	31	40	-22.50%	32	35	-8.57%	2.7	4	1	1.50
Woodridge #517	\$1,550	\$1,500	3.33%	41	49	-16.33%	109	119	-8.40%	9.1	4	5	0.44
Yorkville #560	\$1,450	\$1,375	5.45%	49	43	13.95%	169	134	26.12%	14.1	23	2	1.63

* 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