

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

End of 1st Quarter 2015 - 04/01/2015 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  |                   |                   |
| <b>Aurora #507</b>          |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #129 School                 | \$1,300             | \$1,325         | -1.89%   | 46             | 48              | -4.17%   | 104                     | 101                     | 2.97%    | 8.7         | 10                | 2                 | 1.15              |
| #131 School                 | \$1,299             | \$1,300         | -0.08%   | 41             | 46              | -10.87%  | 174                     | 184                     | -5.43%   | 14.5        | 18                | 6                 | 1.24              |
| #204 School                 | \$1,525             | \$1,500         | 1.67%    | 39             | 41              | -4.88%   | 566                     | 463                     | 22.25%   | 47.2        | 48                | 15                | 1.02              |
| #308 School                 | \$1,550             | \$1,500         | 3.33%    | 44             | 48              | -8.33%   | 165                     | 186                     | -11.29%  | 13.8        | 16                | 6                 | 1.16              |
| <b>Batavia #510</b>         | \$1,500             | \$1,475         | 1.69%    | 38             | 43              | -11.63%  | 93                      | 84                      | 10.71%   | 7.8         | 7                 | 0                 | 0.90              |
| <b>Big Rock/Hinckley</b>    | \$1,350             | \$1,350         | 0.00%    | 94             | 48              | 95.83%   | 7                       | 7                       | 0.00%    | 0.6         | 1                 | 0                 | 1.71              |
| <b>Bolingbrook #440</b>     | \$1,700             | \$1,695         | 0.29%    | 38             | 34              | 11.76%   | 289                     | 246                     | 17.48%   | 24.1        | 29                | 16                | 1.20              |
| <b>Clarendon Hills #514</b> | \$2,000             | \$1,950         | 2.56%    | 35             | 47              | -25.53%  | 38                      | 43                      | -11.63%  | 3.2         | 6                 | 1                 | 1.89              |
| <b>Cortland #112</b>        | \$1,150             | \$1,150         | 0.00%    | 49             | 39              | 25.64%   | 19                      | 25                      | -24.00%  | 1.6         | 2                 | 0                 | 1.26              |
| <b>Crest Hill #498</b>      | \$1,250             | \$1,360         | -8.09%   | 36             | 40              | -10.00%  | 77                      | 85                      | -9.41%   | 6.4         | 11                | 4                 | 1.71              |
| <b>Darien #562</b>          | \$1,609             | \$1,800         | -10.61%  | 32             | 36              | -11.11%  | 88                      | 168                     | -47.62%  | 7.3         | 7                 | 0                 | 0.95              |
| <b>Dekalb #115</b>          | \$1,200             | \$1,150         | 4.35%    | 44             | 42              | 4.76%    | 112                     | 119                     | -5.88%   | 9.3         | 2                 | 1                 | 0.21              |
| <b>Downers Grove #515</b>   | \$1,600             | \$1,588         | 0.76%    | 33             | 35              | -5.71%   | 181                     | 204                     | -11.27%  | 15.1        | 11                | 5                 | 0.73              |
| <b>Elburn #119</b>          | \$1,800             | \$1,825         | -1.37%   | 55             | 42              | 30.95%   | 27                      | 30                      | -10.00%  | 2.3         | 4                 | 1                 | 1.78              |
| <b>Elgin #123</b>           |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #46 School                  | \$1,400             | \$1,400         | 0.00%    | 43             | 41              | 4.88%    | 386                     | 375                     | 2.93%    | 32.2        | 51                | 5                 | 1.59              |
| #301 School                 | \$1,888             | \$1,650         | 14.42%   | 36             | 36              | 0.00%    | 62                      | 54                      | 14.81%   | 5.2         | 3                 | 0                 | 0.58              |
| <b>Elmhurst #126</b>        | \$1,900             | \$1,913         | -0.68%   | 41             | 29              | 41.38%   | 177                     | 150                     | 18.00%   | 14.8        | 17                | 1                 | 1.15              |

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| 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  |                   |                   |
| Frankfort #423      | \$1,893             | \$1,700         | 11.35%   | 43             | 42              | 2.38%    | 68                      | 78                      | -12.82%  | 5.7         | 5                 | 3                 | 0.88              |
| Geneva #134         | \$1,800             | \$1,763         | 2.10%    | 32             | 47              | -31.91%  | 98                      | 104                     | -5.77%   | 8.2         | 15                | 2                 | 1.84              |
| Glen Ellyn #137     | \$1,850             | \$1,800         | 2.78%    | 37             | 38              | -2.63%   | 119                     | 113                     | 5.31%    | 9.9         | 12                | 3                 | 1.21              |
| Hampshire #140      | \$1,450             | \$1,350         | 7.41%    | 51             | 44              | 15.91%   | 120                     | 106                     | 13.21%   | 10.0        | 11                | 1                 | 1.10              |
| Hinsdale #521       | \$2,825             | \$2,850         | -0.88%   | 50             | 38              | 31.58%   | 94                      | 88                      | 6.82%    | 7.8         | 15                | 0                 | 1.91              |
| Homer Glen #500     | \$2,000             | \$2,200         | -9.09%   | 51             | 30              | 70.00%   | 21                      | 25                      | -16.00%  | 1.8         | 2                 | 2                 | 1.14              |
| Lemont #439         | \$1,750             | \$1,725         | 1.45%    | 30             | 40              | -25.00%  | 41                      | 58                      | -29.31%  | 3.4         | 5                 | 1                 | 1.46              |
| Lisle #532          | \$1,150             | \$1,100         | 4.55%    | 41             | 38              | 7.89%    | 250                     | 269                     | -7.06%   | 20.8        | 29                | 2                 | 1.39              |
| Lockport/Homer #495 | \$1,500             | \$1,488         | 0.81%    | 36             | 41              | -12.20%  | 124                     | 138                     | -10.14%  | 10.3        | 14                | 3                 | 1.35              |
| Lombard #148        | \$1,600             | \$1,500         | 6.67%    | 36             | 32              | 12.50%   | 197                     | 196                     | 0.51%    | 16.4        | 11                | 5                 | 0.67              |
| Joliet #499         |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #202 School         | \$1,595             | \$1,500         | 6.33%    | 50             | 37              | 35.14%   | 67                      | 57                      | 17.54%   | 5.6         | 8                 | 5                 | 1.43              |
| #204 School         | \$1,300             | \$1,250         | 4.00%    | 42             | 40              | 5.00%    | 232                     | 231                     | 0.43%    | 19.3        | 47                | 8                 | 2.43              |
| Mokena #448         | \$1,500             | \$1,350         | 11.11%   | 30             | 29              | 3.45%    | 57                      | 71                      | -19.72%  | 4.8         | 1                 | 0                 | 0.21              |
| Montgomery #538     | \$1,500             | \$1,450         | 3.45%    | 48             | 43              | 11.63%   | 130                     | 149                     | -12.75%  | 10.8        | 19                | 1                 | 1.75              |
| Naperville #540     |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #203 School         | \$1,813             | \$1,800         | 0.72%    | 45             | 38              | 18.42%   | 406                     | 402                     | 1.00%    | 33.8        | 30                | 9                 | 0.89              |
| #204 School         | \$1,650             | \$1,650         | 0.00%    | 42             | 40              | 5.00%    | 518                     | 517                     | 0.19%    | 43.2        | 58                | 13                | 1.34              |
| Newark #541         | \$1,100             | \$0             | #DIV/0!  | 10             | 0               | #DIV/0!  | 1                       | 0                       | #DIV/0!  | 0.1         | 0                 | 0                 | 0.00              |

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|--------------------------|---------------------|-----------------|----------|----------------|-----------------|----------|-------------------------|-------------------------|----------|-------------|-------------------|-------------------|-------------------|
|                          | Median Rental Price |                 |          | Average DOM    |                 |          | # of Rentals            |                         |          |             | Inventory Levels  |                   |                   |
| <b>New Lenox #451</b>    | \$1,450             | \$1,400         | 3.57%    | 30             | 24              | 25.00%   | 65                      | 65                      | 0.00%    | 5.4         | 3                 | 0                 | 0.55              |
| <b>North Aurora #542</b> | \$1,795             | \$1,608         | 11.63%   | 34             | 33              | 3.03%    | 69                      | 46                      | 50.00%   | 5.8         | 3                 | 4                 | 0.52              |
| <b>Oak Brook #523</b>    | \$3,000             | \$2,550         | 17.65%   | 67             | 41              | 63.41%   | 31                      | 36                      | -13.89%  | 2.6         | 6                 | 0                 | 2.32              |
| <b>Oswego #543</b>       | \$1,550             | \$1,550         | 0.00%    | 45             | 43              | 4.65%    | 208                     | 234                     | -11.11%  | 17.3        | 32                | 9                 | 1.85              |
| <b>Ottawa #350</b>       | \$950               | \$913           | 4.05%    | 40             | 47              | -14.89%  | 37                      | 18                      | 105.56%  | 3.1         | 1                 | 0                 | 0.32              |
| <b>Plainfield #544</b>   |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #202 School              | \$1,675             | \$1,650         | 1.52%    | 46             | 36              | 27.78%   | 508                     | 408                     | 24.51%   | 42.3        | 64                | 7                 | 1.51              |
| #204 School              | \$1,700             | \$1,600         | 6.25%    | 40             | 36              | 11.11%   | 70                      | 38                      | 84.21%   | 5.8         | 6                 | 2                 | 1.03              |
| #308 School              | \$2,200             | \$1,975         | 11.39%   | 51             | 49              | 4.08%    | 13                      | 18                      | -27.78%  | 1.1         | 4                 | 0                 | 3.69              |
| <b>Plano #545</b>        | \$1,295             | \$1,300         | -0.38%   | 60             | 43              | 39.53%   | 95                      | 101                     | -5.94%   | 7.9         | 6                 | 4                 | 0.76              |
| <b>St. Charles #174</b>  |                     |                 |          |                |                 |          |                         |                         |          |             |                   |                   |                   |
| #301 School              | \$1,750             | \$2,300         | -23.91%  | 70             | 55              | 27.27%   | 11                      | 7                       | 57.14%   | 0.9         | 0                 | 2                 | 0.00              |
| #303 School              | \$1,750             | \$1,700         | 2.94%    | 37             | 39              | -5.13%   | 220                     | 205                     | 7.32%    | 18.3        | 17                | 6                 | 0.93              |
| <b>Romeoville #494</b>   | \$1,500             | \$1,400         | 7.14%    | 36             | 31              | 16.13%   | 107                     | 98                      | 9.18%    | 8.9         | 10                | 6                 | 1.12              |
| <b>Sandwich #491</b>     | \$1,300             | \$1,200         | 8.33%    | 44             | 35              | 25.71%   | 11                      | 10                      | 10.00%   | 0.9         | 0                 | 0                 | 0.00              |
| <b>Shorewood #496</b>    | \$1,500             | \$1,500         | 0.00%    | 32             | 32              | 0.00%    | 60                      | 77                      | -22.08%  | 5.0         | 8                 | 2                 | 1.60              |
| <b>South Elgin #177</b>  | \$1,400             | \$1,400         | 0.00%    | 31             | 39              | -20.51%  | 130                     | 124                     | 4.84%    | 10.8        | 14                | 1                 | 1.29              |
| <b>Sugar Grove #554</b>  | \$1,600             | \$1,550         | 3.23%    | 47             | 37              | 27.03%   | 41                      | 62                      | -33.87%  | 3.4         | 2                 | 0                 | 0.59              |
| <b>Sycamore #178</b>     | \$1,123             | \$1,145         | -1.92%   | 33             | 32              | 3.13%    | 80                      | 95                      | -15.79%  | 6.7         | 5                 | 1                 | 0.75              |

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|-------------------|---------------------|-----------------|----------|----------------|-----------------|----------|-------------------------|-------------------------|----------|-------------|-------------------|-------------------|-------------------|
|                   | Median Rental Price |                 |          | Average DOM    |                 |          | # of Rentals            |                         |          |             | Inventory Levels  |                   |                   |
| Villa Park #186   | \$1,600             | \$1,500         | 6.67%    | 30             | 37              | -18.92%  | 87                      | 83                      | 4.82%    | 7.3         | 4                 | 2                 | 0.55              |
| Warrenville #555  | \$1,498             | \$1,500         | -0.13%   | 38             | 29              | 31.03%   | 46                      | 40                      | 15.00%   | 3.8         | 2                 | 1                 | 0.52              |
| West Chicago #185 | \$1,400             | \$1,400         | 0.00%    | 44             | 52              | -15.38%  | 55                      | 51                      | 7.84%    | 4.6         | 8                 | 1                 | 1.75              |
| Wheaton #187      | \$1,675             | \$1,600         | 4.69%    | 60             | 35              | 71.43%   | 189                     | 178                     | 6.18%    | 15.8        | 31                | 3                 | 1.97              |
| Willowbrook #516  | \$1,250             | \$1,250         | 0.00%    | 30             | 45              | -33.33%  | 139                     | 103                     | 34.95%   | 11.6        | 15                | 0                 | 1.29              |
| Winfield #190     | \$1,750             | \$1,638         | 6.84%    | 40             | 39              | 2.56%    | 29                      | 40                      | -27.50%  | 2.4         | 4                 | 0                 | 1.66              |
| Woodridge #517    | \$1,573             | \$1,500         | 4.87%    | 43             | 41              | 4.88%    | 114                     | 110                     | 3.64%    | 9.5         | 12                | 3                 | 1.26              |
| Yorkville #560    | \$1,400             | \$1,425         | -1.75%   | 53             | 44              | 20.45%   | 185                     | 154                     | 20.13%   | 15.4        | 23                | 2                 | 1.49              |

\* Items shaded in green represent a larger than 10% increase in median price levels. \*\*Survey completed on 04/05/2015.

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