

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

End of 3rd Quarter 2015 - 10/01/2015 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			
Aurora #507													
#129 School	\$1,300	\$1,350	-3.70%	43	48	-10.42%	92	101	-8.91%	7.7	11	4	1.43
#131 School	\$1,325	\$1,300	1.92%	41	42	-2.38%	175	198	-11.62%	14.6	30	3	2.06
#204 School	\$1,550	\$1,525	1.64%	40	41	-2.44%	553	533	3.75%	46.1	69	11	1.50
#308 School	\$1,550	\$1,525	1.64%	39	49	-20.41%	176	173	1.73%	14.7	24	2	1.64
Batavia #510	\$1,450	\$1,500	-3.33%	36	38	-5.26%	77	86	-10.47%	6.4	15	3	2.34
Big Rock/Hinckley	\$1,300	\$1,395	-6.81%	84	73	15.07%	9	3	200.00%	0.8	0	2	0.00
Bolingbrook #440	\$1,750	\$1,700	2.94%	39	34	14.71%	310	266	16.54%	25.8	34	10	1.32
Clarendon Hills #514	\$2,125	\$2,000	6.25%	45	32	40.63%	46	43	6.98%	3.8	10	1	2.61
Cortland #112	\$1,173	\$1,150	2.00%	51	33	54.55%	18	22	-18.18%	1.5	1	0	0.67
Crest Hill #498	\$1,288	\$1,300	-0.92%	39	39	0.00%	68	87	-21.84%	5.7	10	1	1.76
Darien #562	\$1,600	\$1,700	-5.88%	36	34	5.88%	90	87	3.45%	7.5	17	3	2.27
Dekalb #115	\$1,200	\$1,200	0.00%	35	45	-22.22%	111	119	-6.72%	9.3	30	0	3.24
Downers Grove #515	\$1,663	\$1,575	5.59%	36	35	2.86%	188	181	3.87%	15.7	26	2	1.66
Elburn #119	\$1,588	\$1,875	-15.31%	47	61	-22.95%	24	31	-22.58%	2.0	3	0	1.50
Elgin #123													
#46 School	\$1,450	\$1,400	3.57%	39	41	-4.88%	377	422	-10.66%	31.4	46	5	1.46
#301 School	\$1,725	\$1,998	-13.66%	35	39	-10.26%	59	50	18.00%	4.9	9	3	1.83
Elmhurst #126	\$2,000	\$1,900	5.26%	37	35	5.71%	182	169	7.69%	15.2	27	4	1.78

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

End of 3rd Quarter 2015 - 10/01/2015 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		
Frankfort #423	\$1,800	\$1,785	0.84%	37	41	-9.76%	64	87	-26.44%	5.3	16	4	3.00
Geneva #134	\$1,950	\$1,900	2.63%	34	40	-15.00%	109	99	10.10%	9.1	16	4	1.76
Glen Ellyn #137	\$2,000	\$1,850	8.11%	44	36	22.22%	122	118	3.39%	10.2	20	0	1.97
Hampshire #140	\$1,450	\$1,400	3.57%	49	42	16.67%	108	120	-10.00%	9.0	16	1	1.78
Hinsdale #521	\$3,000	\$2,650	13.21%	49	46	6.52%	111	91	21.98%	9.3	16	1	1.73
Homer Glen #500	\$2,200	\$2,100	4.76%	58	36	61.11%	21	31	-32.26%	1.8	3	0	1.71
Lemont #439	\$1,900	\$1,725	10.14%	30	39	-23.08%	40	46	-13.04%	3.3	12	1	3.60
Lisle #532	\$1,200	\$1,100	9.09%	36	41	-12.20%	262	259	1.16%	21.8	31	1	1.42
Lockport/Homer #495	\$1,500	\$1,500	0.00%	32	43	-25.58%	131	137	-4.38%	10.9	18	3	1.65
Lombard #148	\$1,550	\$1,600	-3.13%	29	37	-21.62%	194	207	-6.28%	16.2	20	4	1.24
Joliet #499													
#202 School	\$1,613	\$1,550	4.06%	54	36	50.00%	76	55	38.18%	6.3	8	1	1.26
#204 School	\$1,322	\$1,295	2.08%	45	40	12.50%	264	227	16.30%	22.0	27	4	1.23
Mokena #448	\$1,495	\$1,473	1.49%	33	28	17.86%	53	66	-19.70%	4.4	9	9	2.04
Montgomery #538	\$1,500	\$1,500	0.00%	50	48	4.17%	121	147	-17.69%	10.1	15	0	1.49
Naperville #540													
#203 School	\$1,900	\$1,800	5.56%	41	41	0.00%	385	401	-3.99%	32.1	87	3	2.71
#204 School	\$1,650	\$1,650	0.00%	42	40	5.00%	529	508	4.13%	44.1	76	7	1.72
Newark #541	\$1,050	\$0	#DIV/0!	15	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00

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

End of 3rd Quarter 2015 - 10/01/2015 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		
New Lenox #451	\$1,573	\$1,400	12.36%	28	29	-3.45%	58	64	-9.38%	4.8	9	1	1.86
North Aurora #542	\$1,600	\$1,828	-12.47%	40	31	29.03%	93	68	36.76%	7.8	19	4	2.45
Oak Brook #523	\$3,500	\$2,675	30.84%	78	48	62.50%	27	38	-28.95%	2.3	15	0	6.67
Oswego #543	\$1,595	\$1,550	2.90%	45	43	4.65%	214	246	-13.01%	17.8	19	5	1.07
Ottawa #350	\$1,000	\$925	8.11%	29	49	-40.82%	27	34	-20.59%	2.3	4	1	1.78
Plainfield #544													
#202 School	\$1,695	\$1,650	2.73%	50	41	21.95%	438	488	-10.25%	36.5	65	9	1.78
#204 School	\$1,695	\$1,700	-0.29%	43	36	19.44%	51	59	-13.56%	4.3	5	5	1.18
#308 School	\$2,175	\$2,298	-5.35%	40	59	-32.20%	20	14	42.86%	1.7	2	0	1.20
Plano #545	\$1,300	\$1,350	-3.70%	57	51	11.76%	93	92	1.09%	7.8	19	3	2.45
St. Charles #174													
#301 School	\$2,300	\$2,000	15.00%	23	70	-67.14%	6	15	-60.00%	0.5	3	0	6.00
#303 School	\$1,750	\$1,750	0.00%	39	39	0.00%	226	211	7.11%	18.8	34	4	1.81
Romeoville #494	\$1,500	\$1,413	6.16%	34	33	3.03%	99	104	-4.81%	8.3	14	2	1.70
Sandwich #491	\$1,250	\$1,300	-3.85%	25	45	-44.44%	16	11	45.45%	1.3	0	0	0.00
Shorewood #496	\$1,575	\$1,500	5.00%	27	38	-28.95%	63	60	5.00%	5.3	9	0	1.71
South Elgin #177	\$1,425	\$1,475	-3.39%	33	36	-8.33%	129	117	10.26%	10.8	18	5	1.67
Sugar Grove #554	\$1,675	\$1,595	5.02%	44	47	-6.38%	33	49	-32.65%	2.8	10	2	3.64
Sycamore #178	\$1,225	\$1,100	11.36%	26	34	-23.53%	76	85	-10.59%	6.3	9	0	1.42

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

End of 3rd Quarter 2015 - 10/01/2015 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		
Villa Park #186	\$1,600	\$1,500	6.67%	30	30	0.00%	75	85	-11.76%	6.3	6	0	0.96
Warrenville #555	\$1,525	\$1,523	0.13%	27	36	-25.00%	43	50	-14.00%	3.6	9	1	2.51
West Chicago #185	\$1,500	\$1,438	4.31%	48	56	-14.29%	50	56	-10.71%	4.2	8	0	1.92
Wheaton #187	\$1,650	\$1,650	0.00%	45	50	-10.00%	190	196	-3.06%	15.8	25	2	1.58
Willowbrook #516	\$1,335	\$1,220	9.43%	30	37	-18.92%	137	129	6.20%	11.4	24	1	2.10
Winfield #190	\$1,713	\$1,750	-2.11%	45	32	40.63%	28	35	-20.00%	2.3	9	0	3.86
Woodridge #517	\$1,613	\$1,600	0.81%	43	38	13.16%	130	112	16.07%	10.8	12	2	1.11
Yorkville #560	\$1,395	\$1,450	-3.79%	51	52	-1.92%	166	182	-8.79%	13.8	27	1	1.95

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

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