

Current Local Marketing Conditions - Presented by Lenders Choice Inc.

End of 4th Quarter - 12/31/2013

Rental Property Analysis - Detached & Attached

Area	Last 12 Months	Prev. 12 Months	% Change	Last 12 Months	Prev. 12 Months	% Change	# Sales Last 12 Months	# Sales Prev 12 Months	% Change	Absorp Rate	# Active Listings	# Pending Sales	Current Inventory
	Median Rental Price			DOM			# of Rentals				Inventory Levels		
Aurora #507													
#129 School	\$1,300	\$1,200	8.33%	43	53	-18.87%	98	81	20.99%	8.2	17	1	2.08
#131 School	\$1,250	\$1,200	4.17%	42	49	-14.29%	155	142	9.15%	12.9	47	8	3.64
#204 School	\$1,500	\$1,500	0.00%	38	34	11.76%	460	437	5.26%	38.3	71	7	1.85
#308 School	\$1,525	\$1,450	5.17%	44	38	15.79%	166	146	13.70%	13.8	27	0	1.95
Batavia #510	\$1,400	\$1,395	0.36%	41	40	2.50%	89	95	-6.32%	7.4	16	0	2.16
Big Rock/Hinckley	\$1,350	\$1,300	3.85%	46	57	-19.30%	8	15	-46.67%	0.7	2	0	3.00
Bolingbrook #440	\$1,593	\$1,563	1.92%	33	43	-23.26%	224	222	0.90%	18.7	44	7	2.36
Clarendon Hills #514	\$1,950	\$1,625	20.00%	48	35	37.14%	46	54	-14.81%	3.8	2	0	0.52
Cortland #112	\$1,150	\$1,175	-2.13%	45	51	-11.76%	20	12	66.67%	1.7	4	0	2.40
Crest Hill #498	\$1,298	\$1,250	3.84%	42	42	0.00%	90	49	83.67%	7.5	10	3	1.33
Darien #562	\$1,700	\$1,550	9.68%	36	44	-18.18%	85	83	2.41%	7.1	8	3	1.13
Dekalb #115	\$1,150	\$1,200	-4.17%	43	48	-10.42%	125	91	37.36%	10.4	18	0	1.73
Downers Grove #515	\$1,500	\$1,600	-6.25%	33	36	-8.33%	191	198	-3.54%	15.9	26	3	1.63
Elburn #119	\$1,800	\$1,500	20.00%	40	47	-14.89%	28	26	7.69%	2.3	7	1	3.00
Elgin #123													
#46 School	\$1,400	\$1,395	0.36%	43	46	-6.52%	338	299	13.04%	28.2	55	7	1.95
#301 School	\$1,675	\$1,925	-12.99%	38	56	-32.14%	55	43	27.91%	4.6	5	0	1.09
Elmhurst #126	\$1,875	\$1,850	1.35%	31	35	-11.43%	153	156	-1.92%	12.8	20	2	1.57
Frankfort #423	\$1,700	\$1,800	-5.56%	37	38	-2.63%	64	63	1.59%	5.3	21	2	3.94
Geneva #134	\$1,725	\$1,750	-1.43%	42	37	13.51%	106	117	-9.40%	8.8	23	2	2.60

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Glen Ellyn #137	\$1,775	\$1,700	4.41%	36	38	-5.26%	108	133	-18.80%	9.0	22	2	2.44
Hampshire #140	\$1,350	\$1,400	-3.57%	46	44	4.55%	109	93	17.20%	9.1	20	1	2.20
Hinsdale #521	\$2,875	\$2,900	-0.86%	41	44	-6.82%	92	112	-17.86%	7.7	17	0	2.22
Lemont #439	\$1,800	\$1,500	20.00%	32	31	3.23%	56	44	27.27%	4.7	8	0	1.71
Lisle #532	\$1,100	\$1,150	-4.35%	36	40	-10.00%	260	232	12.07%	21.7	41	6	1.89
Lombard #148	\$1,495	\$1,450	3.10%	32	36	-11.11%	181	201	-9.95%	15.1	31	4	2.06
Joliet #499													
#202 School	\$1,525	\$1,400	8.93%	36	37	-2.70%	51	33	54.55%	4.3	5	1	1.18
#204 School	\$1,200	\$1,150	4.35%	40	47	-14.89%	227	213	6.57%	18.9	53	4	2.80
Mokena #448	\$1,350	\$1,450	-6.90%	33	32	3.13%	76	55	38.18%	6.3	6	0	0.95
Montgomery #538	\$1,425	\$1,300	9.62%	38	41	-7.32%	131	71	84.51%	10.9	29	4	2.66
Naperville #540													
#203 School	\$1,800	\$1,750	2.86%	36	37	-2.70%	398	397	0.25%	33.2	55	7	1.66
#204 School	\$1,613	\$1,600	0.81%	36	32	12.50%	510	475	7.37%	42.5	67	10	1.58
Newark #541	\$1,175	\$998	17.74%	24	49	-51.02%	2	2	0.00%	0.2	0	0	0.00
New Lenox #451	\$1,400	\$1,363	2.71%	24	33	-27.27%	64	70	-8.57%	5.3	2	0	0.38
North Aurora #542	\$1,600	\$1,850	-13.51%	34	46	-26.09%	50	33	51.52%	4.2	6	1	1.44
Oak Brook #523	\$2,450	\$2,925	-16.24%	61	88	-30.68%	39	42	-7.14%	3.3	9	1	2.77
Oswego #543	\$1,550	\$217,700	-99.29%	44	135	-67.41%	213	394	-45.94%	17.8	38	5	2.14
Plainfield #544													
#202 School	\$1,650	\$1,600	3.13%	33	35	-5.71%	381	324	17.59%	31.8	78	8	2.46

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#204 School	\$1,600	\$1,450	10.34%	36	36	0.00%	38	27	40.74%	3.2	6	1	1.89
#308 School	\$1,895	\$1,825	3.84%	42	14	200.00%	15	7	114.29%	1.3	6	0	4.80
Plano	\$1,250	\$1,200	4.17%	41	46	-10.87%	94	36	161.11%	7.8	16	2	2.04
St. Charles #174													
#301 School	\$2,400	\$2,250	6.67%	36	35	2.86%	3	12	-75.00%	0.3	6	1	24.00
#303 School	\$1,700	\$1,650	3.03%	35	37	-5.41%	204	218	-6.42%	17.0	35	2	2.06
Romeoville #494	\$1,413	\$1,425	-0.84%	33	35	-5.71%	98	90	8.89%	8.2	35	2	4.29
Sandwich #491	\$975	\$850	14.71%	42	35	20.00%	14	7	100.00%	1.2	1	0	0.86
Shorewood #496	\$1,450	\$1,400	3.57%	31	44	-29.55%	74	58	27.59%	6.2	6	0	0.97
South Elgin #177	\$1,400	\$1,400	0.00%	35	37	-5.41%	130	92	41.30%	10.8	10	0	0.92
Sugar Grove #554	\$1,495	\$1,498	-0.20%	38	43	-11.63%	54	62	-12.90%	4.5	17	2	3.78
Sycamore #178	\$1,145	\$1,100	4.09%	35	35	0.00%	94	62	51.61%	7.8	5	2	0.64
Villa Park #186	\$1,495	\$1,400	6.79%	37	38	-2.63%	77	55	40.00%	6.4	12	1	1.87
Warrenville #555	\$1,475	\$1,413	4.39%	35	40	-12.50%	41	34	20.59%	3.4	4	1	1.17
West Chicago #185	\$1,400	\$1,550	-9.68%	48	50	-4.00%	42	45	-6.67%	3.5	12	1	3.43
Wheaton #187	\$1,500	\$1,563	-4.03%	41	39	5.13%	171	158	8.23%	14.3	33	1	2.32
Willowbrook #516	\$1,250	\$1,200	4.17%	35	35	0.00%	89	87	2.30%	7.4	21	3	2.83
Winfield #190	\$1,625	\$1,750	-7.14%	38	43	-11.63%	34	42	-19.05%	2.8	7	0	2.47
Woodridge #517	\$1,545	\$1,350	14.44%	50	47	6.38%	117	116	0.86%	9.8	14	2	1.44
Yorkville #560	\$1,400	\$1,375	1.82%	41	39	5.13%	156	123	26.83%	13.0	33	2	2.54

* 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 of housing - based on the 12 month average absorption rates

