

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

End of 4th Quarter 2015 - 01/04/2016 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	\$1,395	\$1,350	3.33%	39	50	-22.00%	98	102	-3.92%	8.2	19	3	2.33
#131 School	\$1,350	\$1,300	3.85%	41	43	-4.65%	174	198	-12.12%	14.5	29	5	2.00
#204 School	\$1,550	\$1,525	1.64%	38	41	-7.32%	530	565	-6.19%	44.2	68	5	1.54
#308 School	\$1,593	\$1,500	6.20%	37	48	-22.92%	166	179	-7.26%	13.8	16	1	1.16
<b>Batavia #510</b>	\$1,450	\$1,488	-2.55%	35	40	-12.50%	77	90	-14.44%	6.4	6	0	0.94
<b>Big Rock/Hinckley</b>	\$1,350	\$1,385	-2.53%	63	97	-35.05%	11	4	175.00%	0.9	1	0	1.09
<b>Bolingbrook #440</b>	\$1,795	\$1,700	5.59%	35	37	-5.41%	316	291	8.59%	26.3	36	3	1.37
<b>Clarendon Hills #514</b>	\$2,125	\$2,075	2.41%	48	32	50.00%	48	38	26.32%	4.0	11	0	2.75
<b>Cortland #112</b>	\$1,195	\$1,150	3.91%	48	37	29.73%	17	21	-19.05%	1.4	1	1	0.71
<b>Crest Hill #498</b>	\$1,250	\$1,350	-7.41%	39	37	5.41%	67	75	-10.67%	5.6	6	1	1.07
<b>Darien #562</b>	\$1,609	\$1,673	-3.83%	38	32	18.75%	88	96	-8.33%	7.3	14	2	1.91
<b>Dekalb #115</b>	\$1,200	\$1,200	0.00%	35	44	-20.45%	120	104	15.38%	10.0	15	4	1.50
<b>Downers Grove #515</b>	\$1,650	\$1,600	3.13%	33	35	-5.71%	174	205	-15.12%	14.5	30	1	2.07
<b>Elburn #119</b>	\$1,600	\$1,800	-11.11%	49	57	-14.04%	23	30	-23.33%	1.9	4	0	2.09
<b>Elgin #123</b>													
#46 School	\$1,450	\$1,400	3.57%	40	42	-4.76%	372	406	-8.37%	31.0	40	1	1.29
#301 School	\$1,725	\$1,950	-11.54%	39	34	14.71%	53	55	-3.64%	4.4	8	2	1.81
<b>Elmhurst #126</b>	\$2,000	\$1,913	4.55%	37	37	0.00%	174	178	-2.25%	14.5	29	3	2.00

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Frankfort #423	\$1,800	\$1,925	-6.49%	50	44	13.64%	67	86	-22.09%	5.6	9	4	1.61
Geneva #134	\$1,975	\$1,800	9.72%	36	37	-2.70%	101	111	-9.01%	8.4	14	1	1.66
Glen Ellyn #137	\$2,053	\$1,800	14.06%	44	38	15.79%	116	123	-5.69%	9.7	19	1	1.97
Hampshire #140	\$1,450	\$1,450	0.00%	45	47	-4.26%	124	113	9.73%	10.3	13	1	1.26
Hinsdale #521	\$3,000	\$2,725	10.09%	50	46	8.70%	103	90	14.44%	8.6	16	1	1.86
Homer Glen #500	\$2,198	\$2,148	2.33%	59	37	59.46%	24	20	20.00%	2.0	6	2	3.00
Lemont #439	\$1,925	\$1,700	13.24%	36	40	-10.00%	36	43	-16.28%	3.0	6	1	2.00
Lisle #532	\$1,200	\$1,100	9.09%	34	41	-17.07%	259	259	0.00%	21.6	30	5	1.39
Lockport/Homer #495	\$1,533	\$1,500	2.20%	35	42	-16.67%	138	131	5.34%	11.5	11	0	0.96
Lombard #148	\$1,600	\$1,600	0.00%	27	40	-32.50%	195	211	-7.58%	16.3	26	3	1.60
Joliet #499													
#202 School	\$1,645	\$1,550	6.13%	53	43	23.26%	71	62	14.52%	5.9	6	3	1.01
#204 School	\$1,300	\$1,300	0.00%	43	42	2.38%	261	228	14.47%	21.8	27	6	1.24
Mokena #448	\$1,385	\$1,500	-7.67%	29	29	0.00%	58	52	11.54%	4.8	6	1	1.24
Montgomery #538	\$1,550	\$1,520	1.97%	50	49	2.04%	117	136	-13.97%	9.8	17	3	1.74
Naperville #540													
#203 School	\$1,850	\$1,838	0.65%	42	43	-2.33%	376	400	-6.00%	31.3	56	5	1.79
#204 School	\$1,683	\$1,650	2.00%	41	42	-2.38%	502	533	-5.82%	41.8	71	6	1.70
Newark #541	\$1,050	\$0	#DIV/0!	15	0	#DIV/0!	1	0	#DIV/0!	0.1	0	0	0.00

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<b>New Lenox #451</b>	\$1,550	\$1,450	6.90%	32	30	6.67%	63	59	6.78%	5.3	3	0	0.57
<b>North Aurora #542</b>	\$1,675	\$1,850	-9.46%	48	31	54.84%	39	70	-44.29%	3.3	8	0	2.46
<b>Oak Brook #523</b>	\$3,300	\$2,880	14.58%	78	59	32.20%	31	35	-11.43%	2.6	12	0	4.65
<b>Oswego #543</b>	\$1,595	\$1,575	1.27%	46	42	9.52%	222	219	1.37%	18.5	19	4	1.03
<b>Ottawa #350</b>	\$1,000	\$900	11.11%	33	44	-25.00%	36	35	2.86%	3.0	7		2.33
<b>Plainfield #544</b>													
#202 School	\$1,695	\$1,675	1.19%	50	44	13.64%	426	498	-14.46%	35.5	76	6	2.14
#204 School	\$1,710	\$1,700	0.59%	40	40	0.00%	48	66	-27.27%	4.0	10	0	2.50
#308 School	\$2,200	\$2,250	-2.22%	31	64	-51.56%	21	14	50.00%	1.8	1	0	0.57
<b>Plano #545</b>	\$1,375	\$1,300	5.77%	55	49	12.24%	92	91	1.10%	7.7	11	2	1.43
<b>St. Charles #174</b>													
#301 School	\$2,200	\$2,150	2.33%	22	74	-70.27%	7	14	-50.00%	0.6	4	0	6.86
#303 School	\$1,795	\$1,750	2.57%	37	39	-5.13%	211	222	-4.95%	17.6	35	4	1.99
<b>Romeoville #494</b>	\$1,495	\$1,450	3.10%	35	33	6.06%	94	109	-13.76%	7.8	17	0	2.17
<b>Sandwich #491</b>	\$1,300	\$1,250	4.00%	28	34	-17.65%	15	10	50.00%	1.3	2	0	1.60
<b>Shorewood #496</b>	\$1,613	\$1,500	7.53%	33	35	-5.71%	54	61	-11.48%	4.5	9	0	2.00
<b>South Elgin #177</b>	\$1,400	\$1,450	-3.45%	32	35	-8.57%	126	126	0.00%	10.5	19	1	1.81
<b>Sugar Grove #554</b>	\$1,699	\$1,598	6.32%	43	53	-18.87%	33	48	-31.25%	2.8	4	0	1.45
<b>Sycamore #178</b>	\$1,225	\$1,100	11.36%	29	35	-17.14%	68	83	-18.07%	5.7	10	0	1.76

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Villa Park #186	\$1,595	\$1,600	-0.31%	28	33	-15.15%	65	81	-19.75%	5.4	6	3	1.11
Warrenville #555	\$1,550	\$1,500	3.33%	31	40	-22.50%	49	42	16.67%	4.1	3	1	0.73
West Chicago #185	\$1,600	\$1,400	14.29%	47	54	-12.96%	44	57	-22.81%	3.7	7	0	1.91
Wheaton #187	\$1,700	\$1,650	3.03%	45	53	-15.09%	195	182	7.14%	16.3	22	0	1.35
Willowbrook #516	\$1,310	\$1,250	4.80%	30	36	-16.67%	145	141	2.84%	12.1	17	0	1.41
Winfield #190	\$1,800	\$1,750	2.86%	44	31	41.94%	29	32	-9.38%	2.4	5	0	2.07
Woodridge #517	\$1,650	\$1,550	6.45%	43	37	16.22%	121	112	8.04%	10.1	19	3	1.88
Yorkville #560	\$1,400	\$1,425	-1.75%	50	55	-9.09%	160	179	-10.61%	13.3	18	4	1.35

\* Items shaded in green represent a larger than 10% increase in median price levels. \*\*Survey completed on 01/04/2016.

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