

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

End of 2nd Quarter 2016 - 07/03/2016 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	\$1,450	\$1,300	11.54%	40	42	-4.76%	113	96	17.71%	9.4	3	1	0.32
#131 School	\$1,350	\$1,300	3.85%	46	38	21.05%	171	173	-1.16%	14.3	17	3	1.19
#204 School	\$1,595	\$1,513	5.42%	35	39	-10.26%	506	566	-10.60%	42.2	46	25	1.09
#308 School	\$1,590	\$1,595	-0.31%	37	42	-11.90%	151	178	-15.17%	12.6	22	6	1.75
<b>Batavia #510</b>	\$1,450	\$1,450	0.00%	33	36	-8.33%	69	89	-22.47%	5.8	7	2	1.22
<b>Big Rock/Hinckley</b>	\$1,400	\$1,325	5.66%	67	86	-22.09%	8	8	0.00%	0.7	1	1	1.50
<b>Bolingbrook #440</b>	\$1,800	\$1,700	5.88%	40	38	5.26%	291	297	-2.02%	24.3	27	6	1.11
<b>Clarendon Hills #514</b>	\$2,400	\$1,975	21.52%	49	48	2.08%	47	42	11.90%	3.9	4	1	1.02
<b>Cortland #112</b>	\$1,200	\$1,150	4.35%	28	46	-39.13%	15	19	-21.05%	1.3	1	1	0.80
<b>Crest Hill #498</b>	\$1,375	\$1,250	10.00%	38	42	-9.52%	64	74	-13.51%	5.3	7	0	1.31
<b>Darien #562</b>	\$1,650	\$1,600	3.13%	38	31	22.58%	113	85	32.94%	9.4	14	2	1.49
<b>Dekalb #115</b>	\$1,240	\$1,200	3.33%	37	42	-11.90%	128	98	30.61%	10.7	12	8	1.13
<b>Downers Grove #515</b>	\$1,698	\$1,700	-0.12%	36	35	2.86%	194	187	3.74%	16.2	13	10	0.80
<b>Elburn #119</b>	\$1,745	\$1,595	9.40%	47	58	-18.97%	23	27	-14.81%	1.9	3	0	1.57
<b>Elgin #123</b>													
#46 School	\$1,450	\$1,425	1.75%	40	40	0.00%	348	388	-10.31%	29.0	26	10	0.90
#301 School	\$1,900	\$1,813	4.80%	41	37	10.81%	64	54	18.52%	5.3	13	1	2.44
<b>Elmhurst #126</b>	\$1,950	\$2,000	-2.50%	39	37	5.41%	177	186	-4.84%	14.8	17	3	1.15

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<b>Frankfort #423</b>	\$1,800	\$1,713	5.08%	56	39	43.59%	74	62	19.35%	6.2	10	1	1.62
<b>Geneva #134</b>	\$1,975	\$1,950	1.28%	41	35	17.14%	104	106	-1.89%	8.7	9	7	1.04
<b>Glen Ellyn #137</b>	\$2,000	\$1,950	2.56%	37	45	-17.78%	120	120	0.00%	10.0	14	5	1.40
<b>Hampshire #140</b>	\$1,495	\$1,450	3.10%	43	50	-14.00%	120	117	2.56%	10.0	20	6	2.00
<b>Hinsdale #521</b>	\$3,000	\$2,900	3.45%	48	53	-9.43%	93	95	-2.11%	7.8	10	5	1.29
<b>Homer Glen #500</b>	\$2,200	\$2,300	-4.35%	71	45	57.78%	20	21	-4.76%	1.7	3	1	1.80
<b>Lemont #439</b>	\$1,700	\$1,598	6.38%	46	30	53.33%	50	36	38.89%	4.2	6	2	1.44
<b>Lisle #532</b>	\$1,200	\$1,120	7.14%	32	35	-8.57%	245	267	-8.24%	20.4	22	5	1.08
<b>Lockport/Homer #495</b>	\$1,546	\$1,500	3.07%	41	31	32.26%	134	126	6.35%	11.2	13	4	1.16
<b>Lombard #148</b>	\$1,550	\$1,588	-2.39%	29	29	0.00%	205	176	16.48%	17.1	21	4	1.23
<b>Joliet #499</b>													
#202 School	\$1,638	\$1,600	2.38%	37	57	-35.09%	62	68	-8.82%	5.2	4	3	0.77
#204 School	\$1,300	\$1,300	0.00%	36	46	-21.74%	223	251	-11.16%	18.6	23	4	1.24
<b>Mokena #448</b>	\$1,450	\$1,495	-3.01%	28	29	-3.45%	66	55	20.00%	5.5	6	1	1.09
<b>Montgomery #538</b>	\$1,600	\$1,450	10.34%	47	52	-9.62%	114	117	-2.56%	9.5	11	6	1.16
<b>Naperville #540</b>													
#203 School	\$1,875	\$1,825	2.74%	46	40	15.00%	393	399	-1.50%	32.8	34	14	1.04
#204 School	\$1,650	\$1,650	0.00%	40	43	-6.98%	538	503	6.96%	44.8	57	28	1.27
<b>Newark #541</b>	\$0	\$1,050	-100.00%	0	15	-100.00%	0	1	-100.00%	0.0	0	0	#DIV/0!

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<b>New Lenox #451</b>	\$1,525	\$1,450	5.17%	31	29	6.90%	66	62	6.45%	5.5	5	0	0.91
<b>North Aurora #542</b>	\$1,868	\$1,700	9.88%	54	41	31.71%	36	59	-38.98%	3.0	0	1	0.00
<b>Oak Brook #523</b>	\$2,600	\$3,500	-25.71%	77	63	22.22%	35	27	29.63%	2.9	14	1	4.80
<b>Oswego #543</b>	\$1,635	\$1,590	2.83%	36	47	-23.40%	196	215	-8.84%	16.3	15	5	0.92
<b>Ottawa #350</b>	\$875	\$900	-2.78%	33	39	-15.38%	34	36	-5.56%	2.8	1	1	0.35
<b>Plainfield #544</b>													
#202 School	\$1,700	\$1,680	1.19%	44	50	-12.00%	410	474	-13.50%	34.2	42	13	1.23
#204 School	\$1,775	\$1,695	4.72%	53	35	51.43%	48	67	-28.36%	4.0	1	2	0.25
#308 School	\$2,225	\$2,095	6.21%	40	41	-2.44%	16	17	-5.88%	1.3	4	0	3.00
<b>Plano #545</b>	\$1,400	\$1,295	8.11%	58	57	1.75%	83	94	-11.70%	6.9	4	1	0.58
<b>St. Charles #174</b>													
#301 School	\$2,100	\$2,545	-17.49%	77	26	196.15%	10	5	100.00%	0.8	1	1	1.20
#303 School	\$1,800	\$1,750	2.86%	41	39	5.13%	197	233	-15.45%	16.4	24	3	1.46
<b>Romeoville #494</b>	\$1,500	\$1,495	0.33%	43	34	26.47%	93	106	-12.26%	7.8	9	3	1.16
<b>Sandwich #491</b>	\$1,300	\$1,200	8.33%	26	40	-35.00%	13	13	0.00%	1.1	1	0	0.92
<b>Shorewood #496</b>	\$1,600	\$1,550	3.23%	46	29	58.62%	44	69	-36.23%	3.7	4	5	1.09
<b>South Elgin #177</b>	\$1,400	\$1,425	-1.75%	37	34	8.82%	136	133	2.26%	11.3	6	3	0.53
<b>Sugar Grove #554</b>	\$1,699	\$1,675	1.43%	49	38	28.95%	35	30	16.67%	2.9	1	2	0.34
<b>Sycamore #178</b>	\$1,200	\$1,200	0.00%	36	27	33.33%	60	81	-25.93%	5.0	4	0	0.80

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Villa Park #186	\$1,695	\$1,595	6.27%	30	30	0.00%	52	75	-30.67%	4.3	5	1	1.15
Warrenville #555	\$1,595	\$1,475	8.14%	32	32	0.00%	45	39	15.38%	3.8	5	1	1.33
West Chicago #185	\$1,600	\$1,400	14.29%	59	39	51.28%	43	52	-17.31%	3.6	4	1	1.12
Wheaton #187	\$1,600	\$1,700	-5.88%	39	60	-35.00%	174	194	-10.31%	14.5	22	8	1.52
Willowbrook #516	\$1,345	\$1,260	6.75%	36	31	16.13%	131	145	-9.66%	10.9	10	4	0.92
Winfield #190	\$1,800	\$1,710	5.26%	42	40	5.00%	23	30	-23.33%	1.9	5	1	2.61
Woodridge #517	\$1,513	\$1,550	-2.39%	38	45	-15.56%	112	123	-8.94%	9.3	13	3	1.39
Yorkville #560	\$1,500	\$1,350	11.11%	44	52	-15.38%	135	181	-25.41%	11.3	8	3	0.71

\* Items shaded in green represent a larger than 10% increase in median price levels. \*\*Survey completed on 07/03/2016.

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