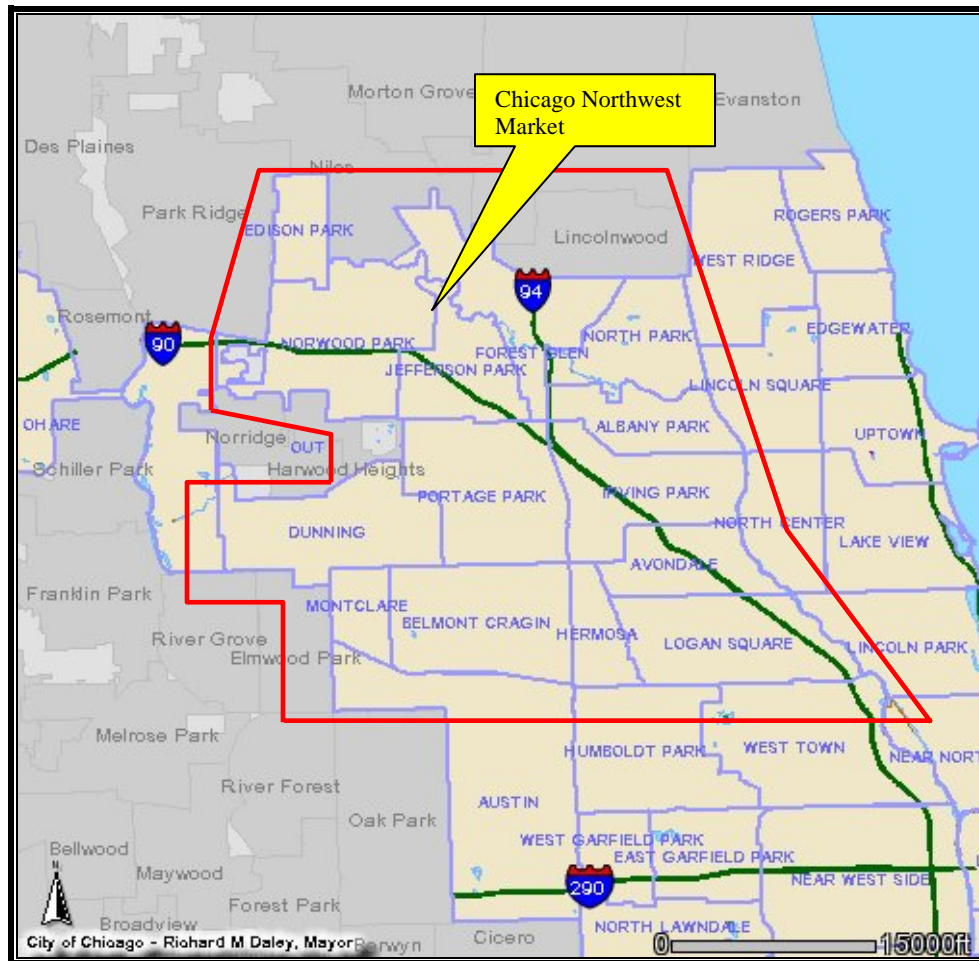


Chicago Northwest Market Area

The Chicago Northwest market area consists of the following community areas:

Albany Park	Forest Glen	Montclare
Avondale	Hermosa	North Park
Belmont Cragin	Irving Park	Norwood Park
Dunning	Jefferson Park	Portage Park
Edison Park	Logan Square	

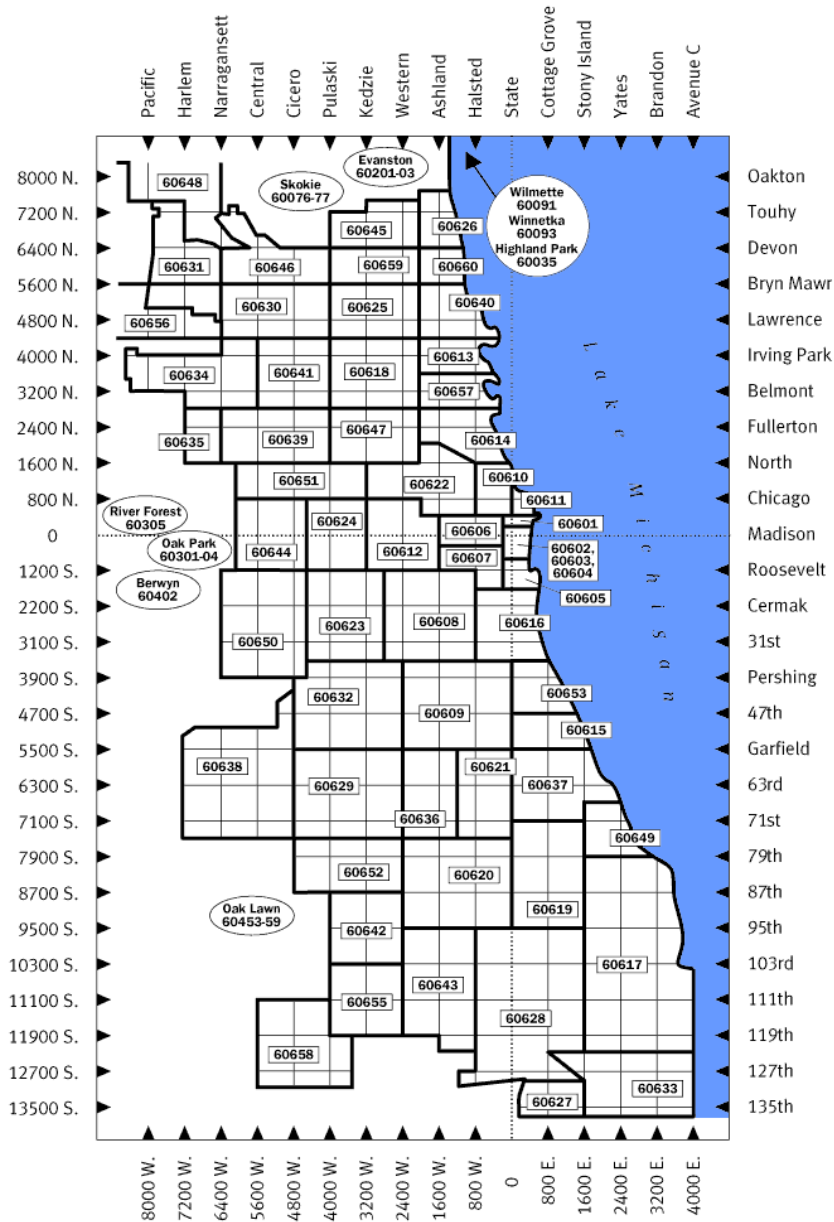
In broad terms, the boundaries consist of North Avenue (1600N) on the south, the North Branch of the Chicago River on the east and the suburbs of Niles, Lincolnwood and Evanston on the north and Elmwood Park, Harwood Heights and Park Ridge on the west. The market is dominated by fairly low-density residential development with pockets of higher density apartments primarily in the southern end of the market. Portions of the northern end the Chicago Northwest Market mirror their suburban counterparts in terms of winding streets and larger lots for single-family homes.



Market Area Map

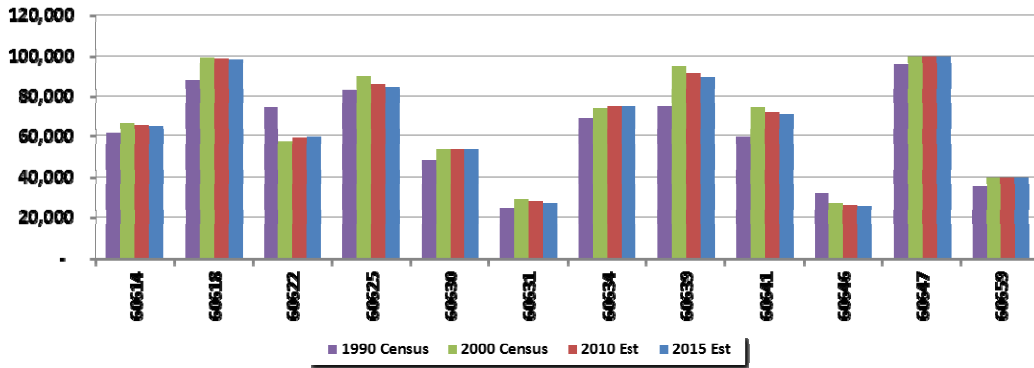
Demographics

Trends for population, household growth, average household size and median household income based on zip code geography are presented below. The data was obtained from Claritas.



Source: www.chicagoevents.com

Chicago Northwest Population Trends 1990-2015

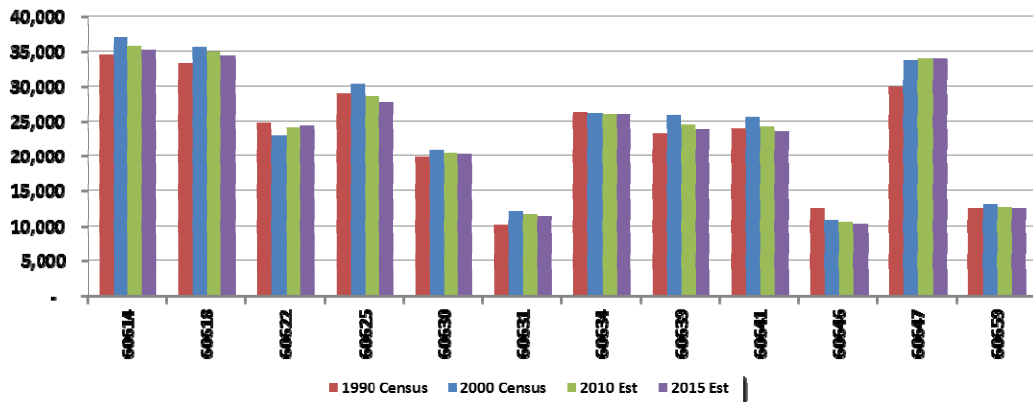


Chicago Northwest Population Trends

Community	1990	2000	2010	2015	2010-15
60614	61,144	66,559	65,690	65,321	-1%
60618	88,314	99,273	98,827	98,375	0%
60622	74,197	56,970	58,829	59,445	1%
60625	83,248	90,096	86,565	84,968	-2%
60630	48,518	53,689	53,768	53,714	0%
60631	25,236	29,312	28,194	27,515	-2%
60634	69,035	73,762	74,860	75,170	0%
60639	74,569	94,970	91,317	89,533	-2%
60641	59,672	74,075	71,959	70,988	-1%
60646	32,065	27,430	26,608	26,152	-2%
60647	95,936	99,559	99,765	99,470	0%
60659	35,508	39,819	39,672	39,526	0%

Source: U.S. Census

Chicago Northwest Household Trends 1990-2015

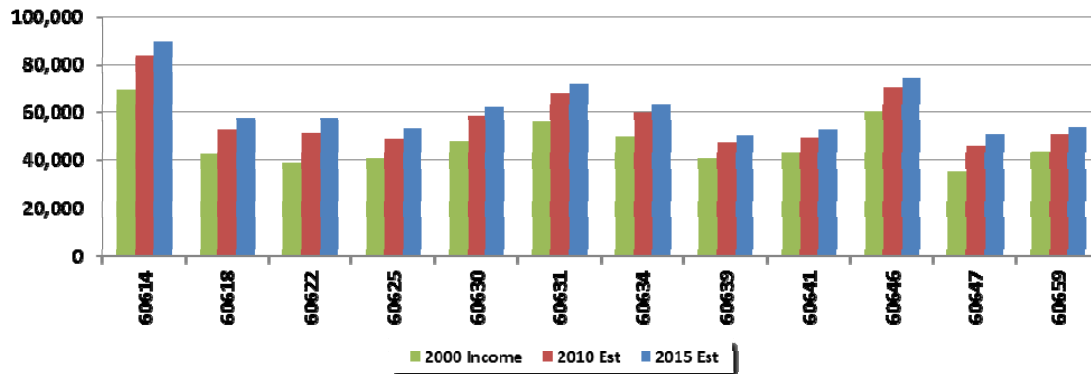


Chicago Northwest Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
60614	34,535	1.77	37,096	1.79	35,780	1.84	35,133	1.86	-2%
60618	33,351	2.65	35,560	2.79	34,868	2.83	34,440	2.86	-1%
60622	24,680	3.01	22,974	2.48	23,990	2.45	24,387	2.44	2%
60625	28,924	2.88	30,340	2.97	28,573	3.03	27,762	3.06	-3%
60630	19,880	2.44	21,052	2.55	20,550	2.62	20,268	2.65	-1%
60631	10,208	2.47	12,196	2.40	11,801	2.39	11,589	2.37	-2%
60634	26,347	2.62	26,170	2.82	26,142	2.86	26,026	2.89	0%
60639	23,201	3.21	25,998	3.65	24,464	3.73	23,741	3.77	-3%
60641	23,861	2.50	25,564	2.90	24,190	2.97	23,538	3.02	-3%
60646	12,636	2.54	10,990	2.50	10,567	2.52	10,342	2.53	-2%
60647	29,877	3.21	33,683	2.96	33,961	2.94	33,975	2.93	0%
60659	12,607	2.82	13,205	3.02	12,827	3.09	12,621	3.13	-2%

Source: U.S. Census

Chicago Northwest Median Household Income 2000-2015



Chicago Northwest Median Income

Community	2000	2010	2015	2010-15
60614	69,682	84,496	89,927	6%
60618	42,381	52,921	57,360	8%
60622	38,858	51,898	57,459	11%
60625	40,831	49,210	53,295	8%
60630	48,350	58,618	62,022	6%
60631	56,260	68,207	72,204	6%
60634	49,987	60,122	63,618	6%
60639	41,045	47,769	50,527	6%
60641	42,983	49,703	52,897	6%
60646	60,588	70,725	74,371	5%
60647	35,747	46,674	51,202	10%
60659	43,991	50,966	53,775	6%

Source: U.S. Census

Institutional Uses

The North Park College, which is a small liberal arts school, was founded in 1893. The campus has the look and the atmosphere of a small town college with many of its original buildings from the turn of the century still standing. Northeastern Illinois University, a larger commuter school mainly servicing the residents of the north side of Chicago, is located in the North Park community. Wright College, a branch of City Colleges of Chicago, is located in the Dunning Community. The 20-acre facility is designed for more than 10,000 students. The institution includes buildings for the study of liberal arts and science as well as for administration and recreation. DePaul, Roosevelt, Columbia and other universities are located in the downtown area of the city known as the Loop.

Hospitals within the market include Resurrection, Belmont Community, Shriner's among others. Additionally, the area has good access to the larger medical centers in the greater downtown area such as Cook County, Northwestern and Rush-Presbyterian St. Lukes.

Recreation

Lake Michigan, though east of the market area, is the dominant recreational use for local residents. It is located approximately two to three miles from the eastern boundary of the Northwest market. There are many parks located within the Northwest market including Cook County forest preserves and a number of golf courses, both private and public.

Transportation

Public transportation is excellent with CTA elevated trains and buses which connect community residents with the Loop. Interstate 290 is just south, I-90 and I-94 bisect the market and the Tri State Tollway (294) is just west of the market. O'Hare International Airport borders the west edge of the market while Midway Airport is several miles to the south.

Conclusions

The location, accessibility to excellent transportation, employment base and a well maintained housing stock continues to attract residents and businesses to the Chicago northwest market.

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