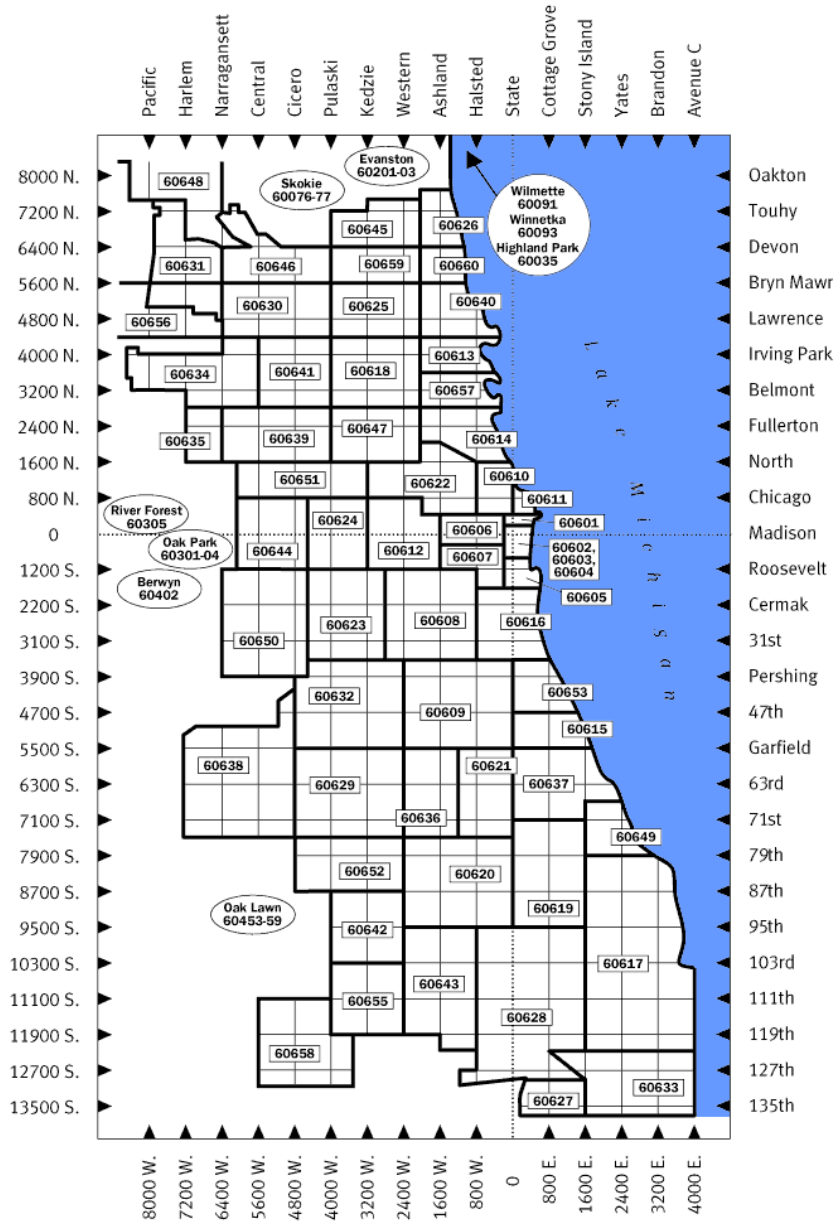


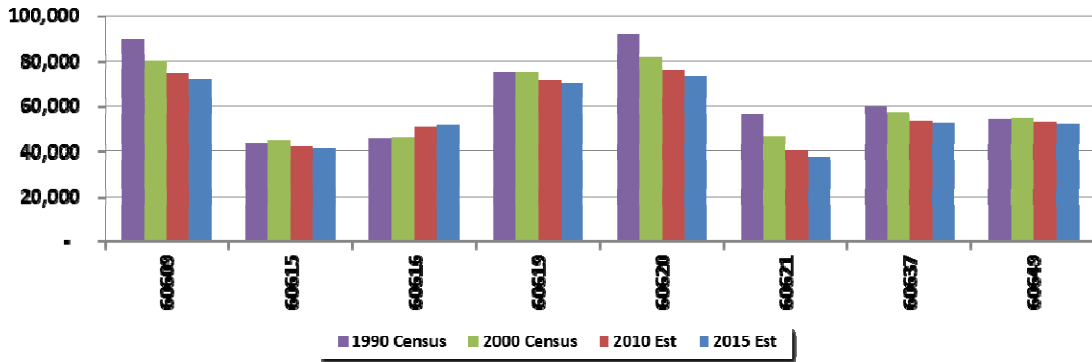
Demographics

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 South Lakefront Population Trends 1990-2015

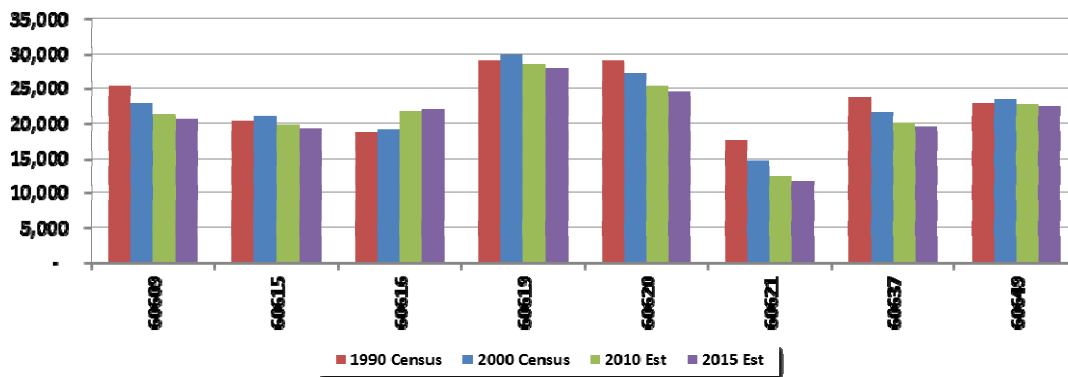


Chicago South Lakefront Population Trends

Community	1990	2000	2010	2015	2010-15
60609	89,843	79,982	74,592	72,414	-3%
60615	44,130	44,861	42,453	41,425	-2%
60616	45,736	46,468	51,204	51,885	1%
60619	74,738	74,977	71,735	70,239	-2%
60620	91,955	82,084	76,090	73,237	-4%
60621	56,548	46,928	40,233	37,715	-6%
60637	59,722	57,065	53,958	52,719	-2%
60649	54,712	54,945	53,293	52,435	-2%

Source: U.S. Census

Chicago South Lakefront Household Trends 1990-2015

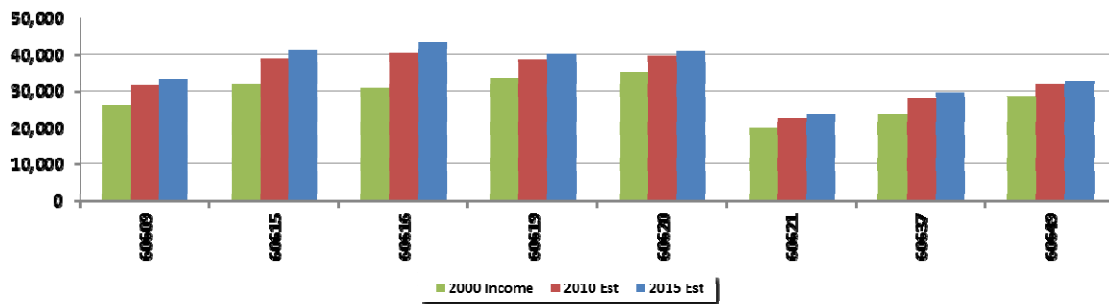


Chicago South Lakefront Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
60609	25,367	3.54	22,983	3.48	21,382	3.49	20,735	3.49	-3%
60615	20,334	2.17	21,186	2.12	19,842	2.14	19,238	2.15	-3%
60616	18,594	2.46	19,143	2.43	21,860	2.34	22,185	2.34	1%
60619	29,084	2.57	29,866	2.51	28,523	2.51	27,908	2.52	-2%
60620	29,084	3.16	27,209	3.02	25,307	3.01	24,448	3.00	-3%
60621	17,570	3.22	14,784	3.17	12,588	3.20	11,794	3.20	-6%
60637	23,732	2.52	21,742	2.62	20,147	2.68	19,469	2.71	-3%
60649	23,054	2.37	23,531	2.34	22,873	2.33	22,520	2.33	-2%

Source: U.S. Census

Chicago South Lakefront Median Household Income 2000-2015



Chicago South Lakefront Median Income

Community	2000	2010	2015	2010-15
60609	25,964	31,524	33,518	6%
60615	31,911	38,988	41,377	6%
60616	30,807	40,384	43,407	7%
60619	33,825	38,841	40,263	4%
60620	35,152	39,717	40,945	3%
60621	19,778	22,672	23,607	4%
60637	23,518	27,825	29,637	7%
60649	28,362	31,885	33,136	4%

Source: U.S. Census

Institutional Uses

It is difficult to overstate the significance of the presence of the University of Chicago in the Chicago South Lakefront market area. The University of Chicago campus encompasses from 55th Street to 61st Street and from the Lake to Cottage Grove. The result of the University of Chicago's long-term presence in Hyde Park has been extremely positive. The University's excellence has resulted in a dynamic educational climate with the ancillary benefit of providing increased economic vitality and stability for the area vis-a-vis other communities in Chicago.

Other dominant institutional uses include Mercy Hospital and Michael Reese Hospital at the far north end of the market to the Illinois Institute of Technology (IIT) along the western border between 31st and 35th streets. University of Chicago Hospitals are located at the south end of Hyde Park. Mt. Carmel High School is located near 63rd and Dante.

Recreation

Lake Michigan is the dominant recreational use in the market and forms the entire eastern border. A significant number of improvements have been planned for the lakeshore by the Park District which should enhance the usability of this amenity.

Cellular Field, home of the Chicago White Sox, is located just west of the market area at 35th and the Dan Ryan.

Jackson Park and South Shore Golf Course are located in the southeast portion of the market – in South Shore and there is a skating rink on the Midway.

Transportation

Downtown Chicago can be reached in minutes via Lake Shore Drive on its eastern edge and the Dan Ryan Expressway on the western edge. Public transportation is available with the CTA having rapid transit stations throughout the market. CTA buses run along most of the major arterial streets. The Metra Electric line runs along the eastern edge with primary stops at 55th, 59th and 63rd Streets providing access to the downtown Loop and south suburbs.

Conclusions

The north end of the Chicago South Lakefront market is poised for redevelopment as the large scale public housing developments are being razed and redeveloped into mixed income communities. Renovation of multi-family buildings as well as condominium conversion has occurred throughout the market. The Hyde Park market, with the University of Chicago as its anchor, will become more connected to the downtown area as the north end of the market continues to redevelop. The outlook for the north end of the market is very positive with the south end continuing to appreciate but likely at a lower rate.

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