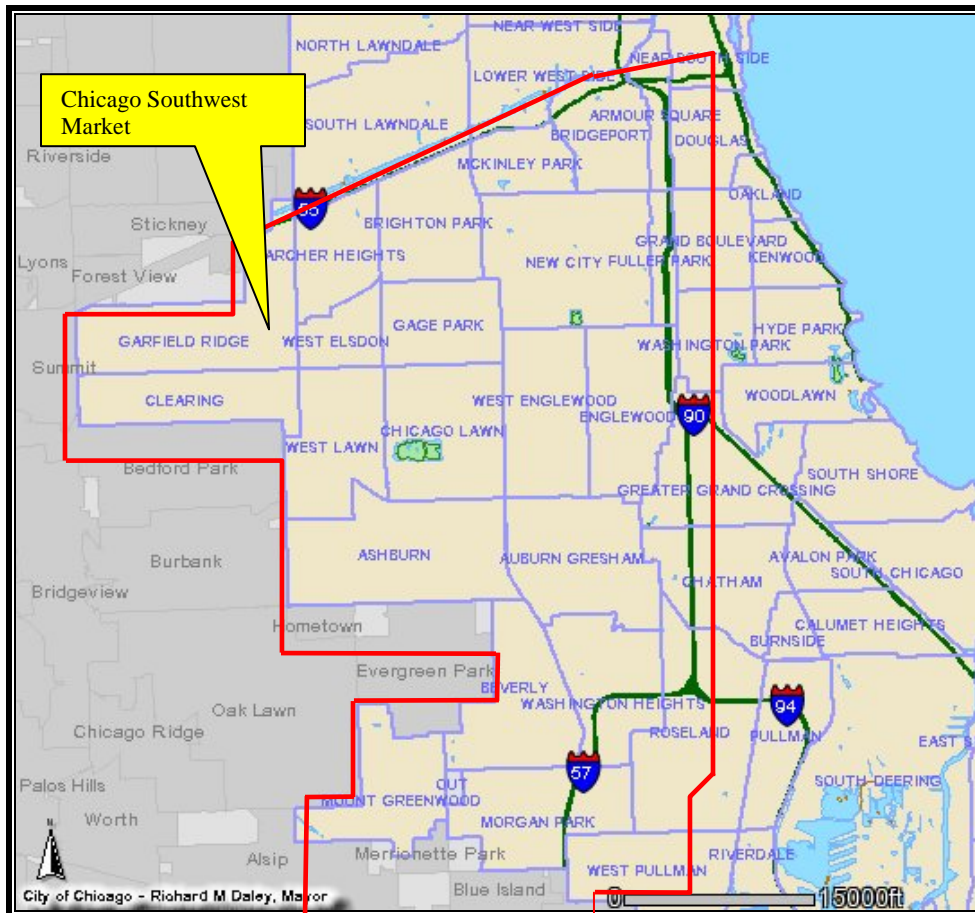


Chicago Southwest Market Area

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

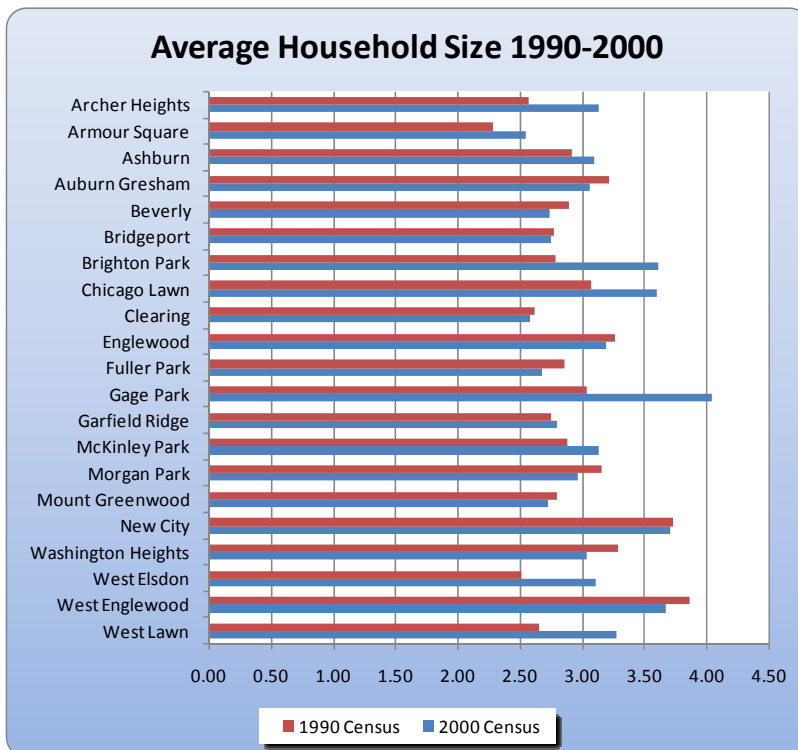
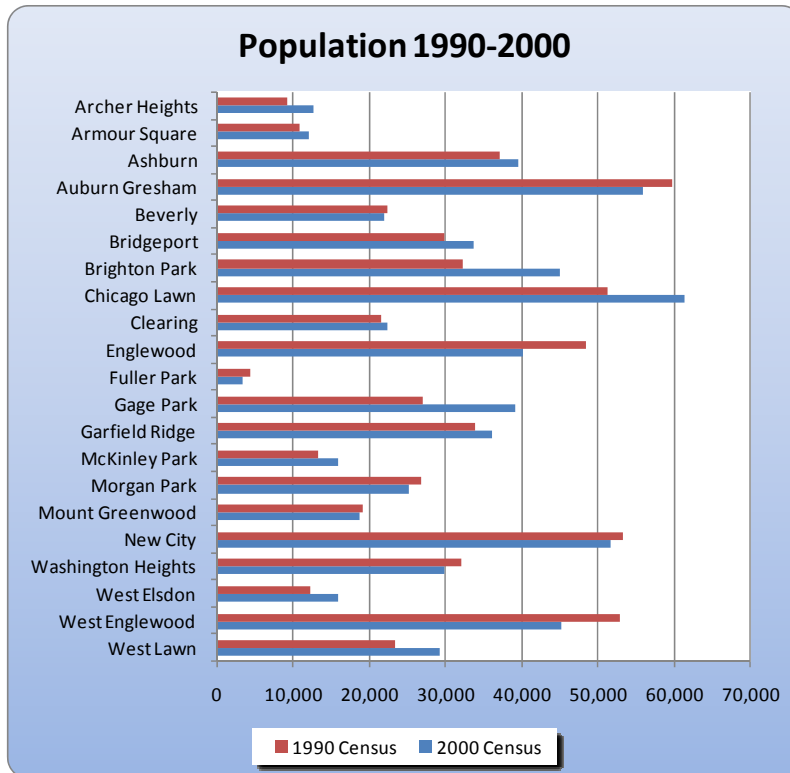
Archer Heights	Brighton Park	Gage Park	New City
Armour Square	Chicago Lawn	Garfield Ridge	Washington Heights
Ashburn	Clearing	McKinley Park	West Elsdon
Auburn Gresham	Englewood	Morgan Park	West Englewood
Beverly	Fuller Park	Mount Greenwood	West Lawn
Bridgeport			

In broad terms, the boundaries consist of the Stevenson Expressway (I-55) on the north, Interstate 90/94 on the east, and the City of Chicago city limits on the south and west. Bordering suburbs on the south include Blue Island and Oak Lawn with Evergreen Park, Burbank, Bedford Park and Summit on the west. The market is dominated by residential land use with some older industrial areas mixed throughout. There is a wide spread in housing values. Included in this market are some of the City of Chicago's prime redevelopment areas along with some of the more stagnant markets.

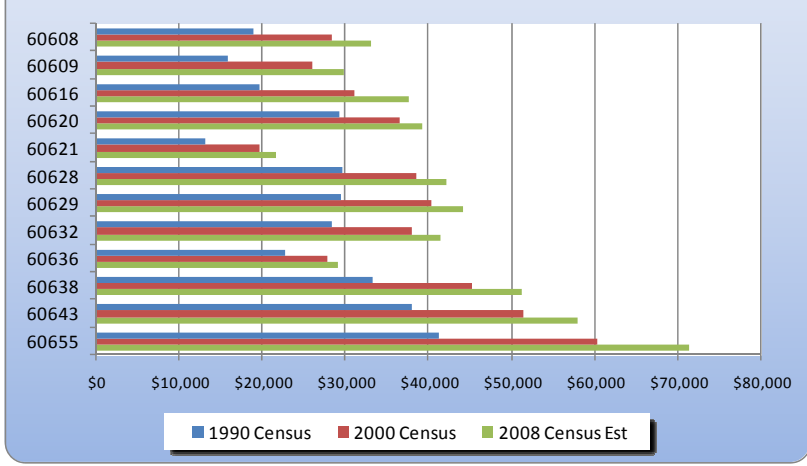


Market Area Map

Demographics



Median Household Income 1900-2008



Institutional Uses

Hospitals in the Chicago Southwest market include St. Bernard's, St. George's and Holy Cross Hospital. The larger downtown hospitals including Northwestern, Cook County and Rush Presbyterian St. Lukes are a short distance to the north while the University of Chicago Hospitals are east in the Hyde Park community.

City of Chicago Colleges are located throughout the market with the universities of DePaul, Roosevelt and Columbia located downtown in the Loop.

Recreation

There are various recreational activities for residents of the Chicago Southwest sub-market to enjoy. Bridgeport is home to Chinatown and Comiskey Park, the home of the Chicago White Sox, is located at 35th and the Dan Ryan Expressway (I-94).

There are several parks, including Marquette Park which contains lagoons, a golf course, tennis courts and an athletic field. McKinley Park is a 69-acre park which provides recreation, including a swimming pool for the area residents. The Beverly Country Club and the Evergreen Golf Club are located in the Auburn Gresham community as well as two forest preserves and several parks.

Transportation

Public transportation is excellent with CTA trains and buses which connect community residents with Chicago's Central Business District, commonly referred to as the Loop. The extension of the Orange Line, providing rail access from the Loop to Midway Airport has greatly enhanced the accessibility of downtown for many area residents. Automobile transportation can access the Dan Ryan Expressway (I-94) or the Stevenson Expressway (I-55).

Midway Airport, at 55th and Cicero, underwent a substantial renovation project in the late 1990's/early 2000 providing improved access for users. Commercial development in this western section of the market continues to improve.

Conclusions

While the office and industrial markets represent a small portion of the total land use, the retail sector should continue to strengthen due to the long-term growth in population. Opportunities for development still remain. However, new construction is limited in some areas due to rent levels not supporting costs. With the affordability of local housing, some areas could be prime for revitalization. The outlook for the Chicago Southwest market is stable to positive.

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