

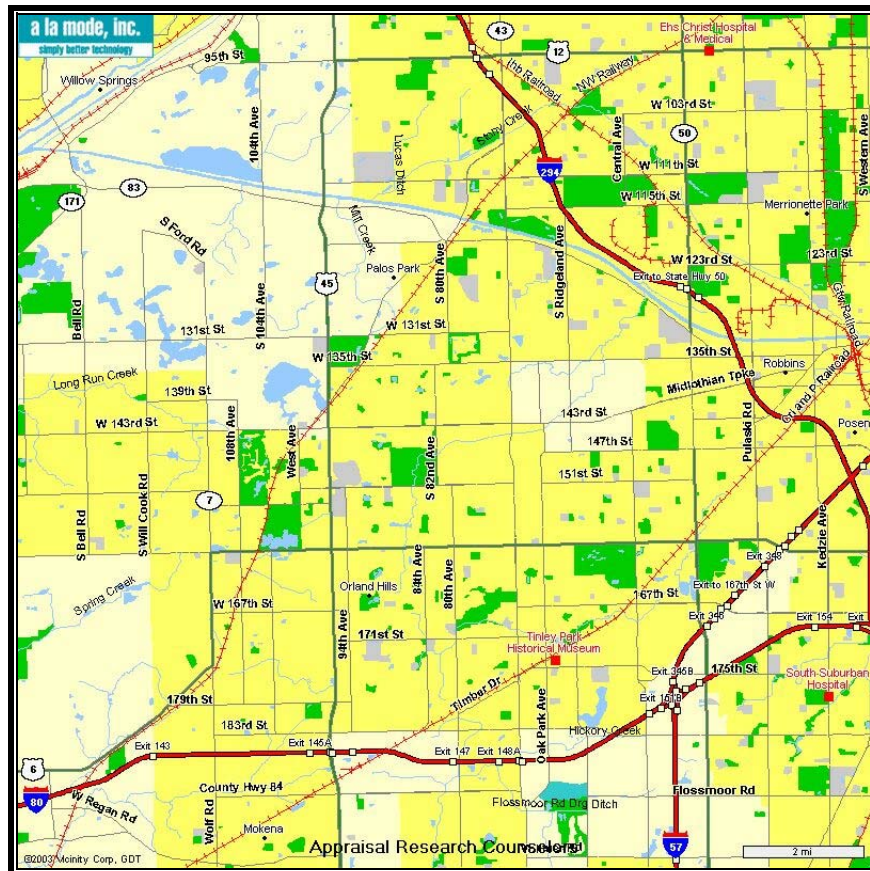
Far Southwest Suburban Cook County Market Area

The Far Southwest Suburban market area consists of the following community areas:

Crestwood	Oak Forest	Palos Park
Hickory Hills	Orland Park	Tinley Park
Lemont	Palos Heights	Worth
Midlothian	Palos Hills	

In broad terms, the market area consists of those suburbs that extend west to the Cook County/Will County border, west of Interstate 294 and Interstate 57, and north of Interstate 80. Because of the confluence of Interstates in the area, accessibility for the far Southwest Cook market throughout the region is good.

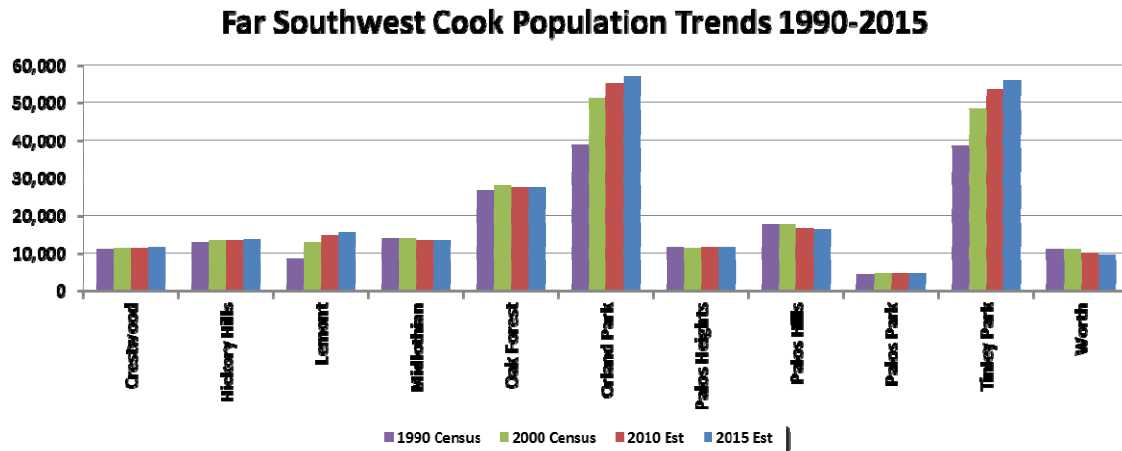
The Far Southwest Suburban Cook County market area consists primarily of residential land uses with supporting retail and some limited office development. Industrial land uses are limited and concentrated along Interstate 80 at the far south end of the market. In contrast to the Near Southwest Suburban Cook County market, the majority of this market was developed more recently.



Market Area Map

Demographics

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

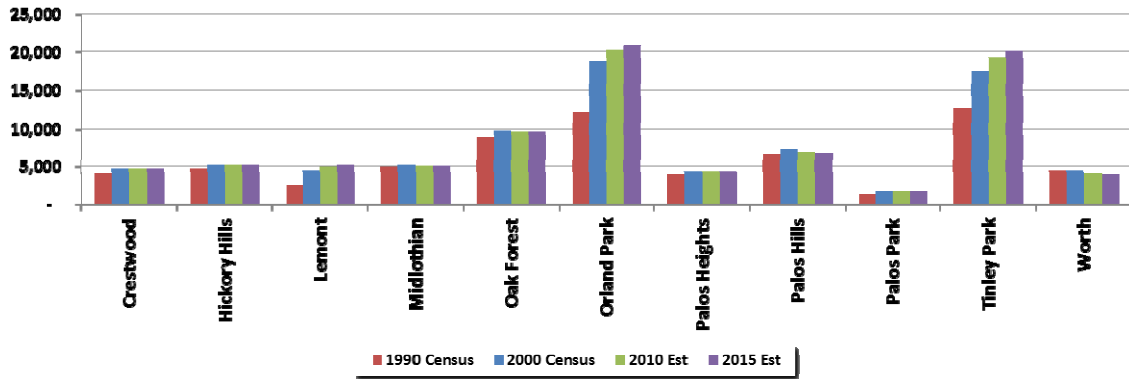


Far Southwest Cook Population Trends

Community	1990	2000	2010	2015	2010-15
Crestwood	11,073	11,251	11,412	11,498	1%
Hickory Hills	13,021	13,926	13,917	13,941	0%
Lemont	8,610	13,098	14,952	15,840	6%
Midlothian	14,413	14,315	13,897	13,704	-1%
Oak Forest	26,662	28,051	27,580	27,460	0%
Orland Park	38,946	51,077	55,374	57,081	3%
Palos Heights	11,513	11,260	11,637	11,683	0%
Palos Hills	17,800	17,665	16,832	16,472	-2%
Palos Park	4,454	4,689	4,739	4,787	1%
Tinley Park	38,640	48,401	53,896	56,003	4%
Worth	11,211	11,047	10,060	9,629	-4%

Source: U.S. Census

Far Southwest Cook Household Trends 1990-2015

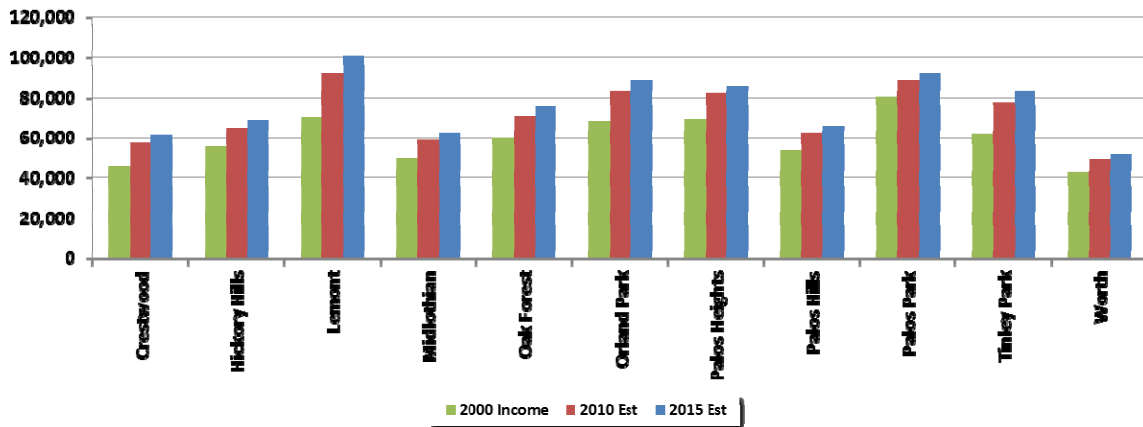


Far Southwest Cook Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Crestwood	4,080	2.71	4,685	2.40	4,716	2.42	4,749	2.42	1%
Hickory Hills	4,642	2.81	5,216	2.67	5,165	2.69	5,177	2.69	0%
Lemont	2,599	3.31	4,420	2.96	4,952	3.02	5,234	3.03	6%
Midlothian	4,894	2.95	5,158	2.78	5,105	2.72	5,079	2.70	-1%
Oak Forest	8,865	3.01	9,785	2.87	9,683	2.85	9,689	2.83	0%
Orland Park	12,096	3.22	18,675	2.74	20,271	2.73	21,049	2.71	4%
Palos Heights	3,890	2.96	4,268	2.64	4,281	2.72	4,308	2.71	1%
Palos Hills	6,725	2.65	7,320	2.41	7,000	2.40	6,874	2.40	-2%
Palos Park	1,399	3.18	1,802	2.60	1,769	2.68	1,795	2.67	1%
Tinley Park	12,678	3.05	17,478	2.77	19,295	2.79	20,089	2.79	4%
Worth	4,393	2.55	4,383	2.52	4,093	2.46	3,942	2.44	-4%

Source: U.S. Census

Far Southwest Cook Median Household Income 2000-2015



Far Southwest Cook Median Income

Community	2000	2010	2015	2010-15
Crestwood	46,206	57,624	61,438	7%
Hickory Hills	55,377	65,468	69,196	6%
Lemont	70,536	92,558	101,076	9%
Midlothian	50,000	59,479	62,531	5%
Oak Forest	60,253	71,307	75,932	6%
Orland Park	68,575	83,513	88,929	6%
Palos Heights	69,850	82,422	86,198	5%
Palos Hills	53,763	62,561	66,600	6%
Palos Park	80,387	88,995	92,581	4%
Tinley Park	62,056	77,970	83,459	7%
Worth	42,605	49,487	51,936	5%

Source: U.S. Census

Institutional Uses

Hospitals including Palos Community Hospital serve the area with numerous other facilities within a short drive throughout the region. Moraine Valley Community College and Trinity Christian College provide post-high school education opportunities for a number of area residents.

Recreation

There are numerous golf courses in the area including Cog Hill (Dubs Dread - home of the PGA Western Open), Ruffled Feathers, Silver Lake Country Club and Midlothian Country Club with a number of facilities within a short drive.

There are numerous neighborhood parks scattered through the market. In addition, extensive forest preserves provide ample open space for the communities.

Transportation

The dominant transportation features for the Far Southwest Suburban Cook County Market Area are the interstates of I-80, I-57, I-55 and the Tri State Tollway (294) providing excellent access throughout the region and United States. The Metra line, with stops in Worth, Palos, Orland and a second line running through Midlothian, Oak Forest and Tinley Park provides excellent access to downtown Chicago.

Conclusions

The Far Southwest Suburban Cook County Market Area was essentially developed in two stages – the eastern end being after WWII and the western sections being developed in the 1970s –80s and on-going today. Because of the good access to job opportunities in downtown Chicago and the fairly affordable price levels for housing (compared to markets to the north), housing has flourished with massive amounts of new construction. Retail development has been quick to follow with LaGrange Road and Route 6 (159th Street) thriving as the retail centers of the market.

The long-term outlook for the Far Southwest Suburban Cook County Market Area is good.

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