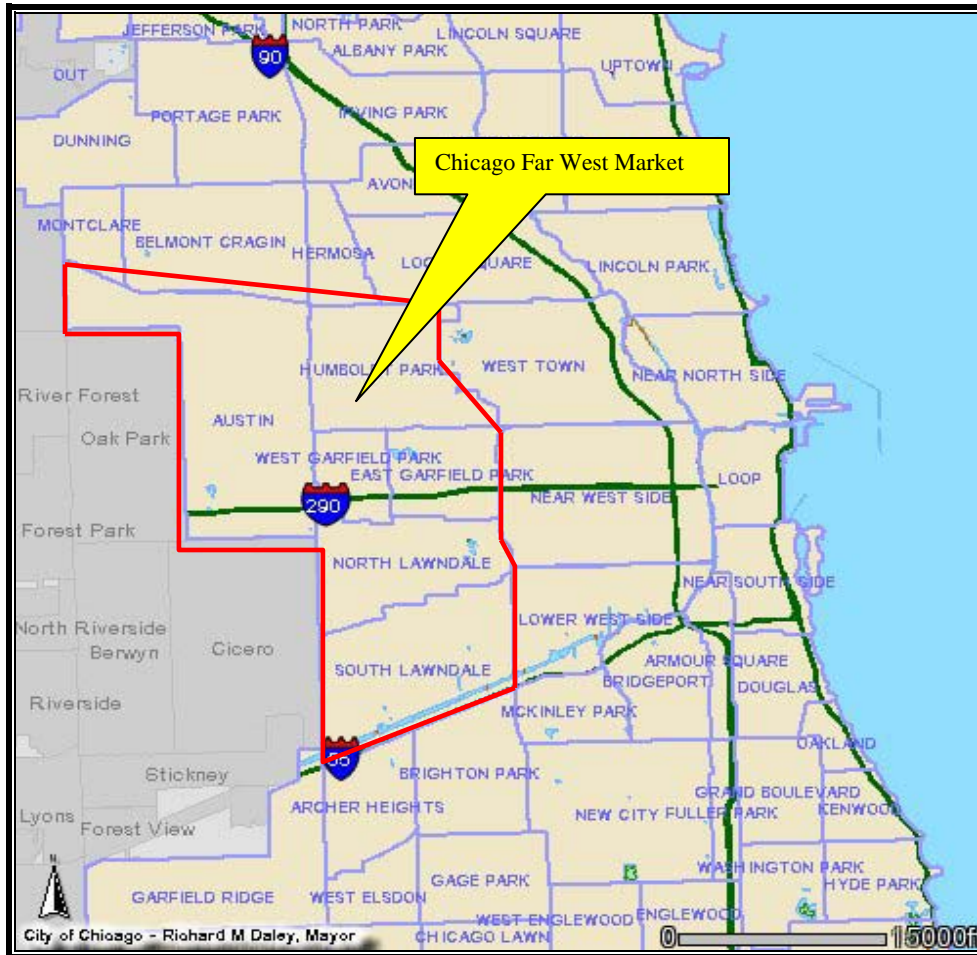


Chicago Far West Market Area

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

| | |
|--------------------|--------------------|
| Austin | North Lawndale |
| East Garfield Park | South Lawndale |
| Humboldt | West Garfield Park |

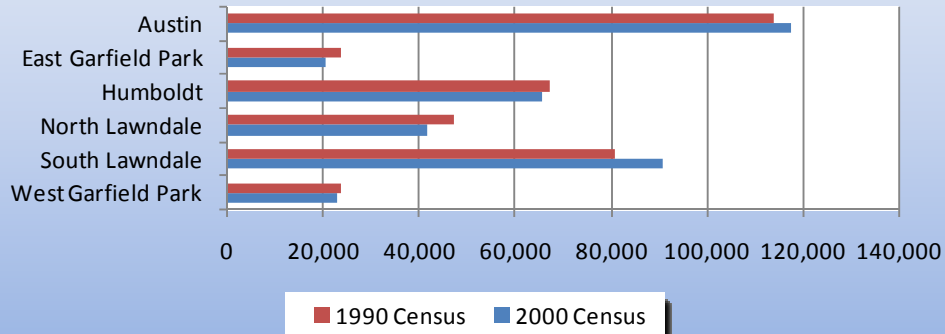
In broad terms, the boundaries consist of North Avenue (1600N) on the north, Interstate 55 on the south, and the towns of Cicero and Oak Park on the west. The east boundaries are Kedzie Avenue in the northernmost portion of the submarket and Western Avenue in the southernmost portion. The market is dominated by residential and industrial land use (high density development in the central east/west core and lower density in the rest of the market) with a very wide spread in housing values.



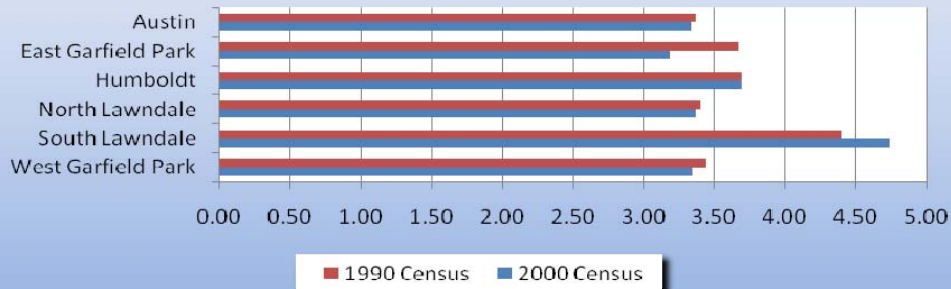
Market Area Map

Demographics

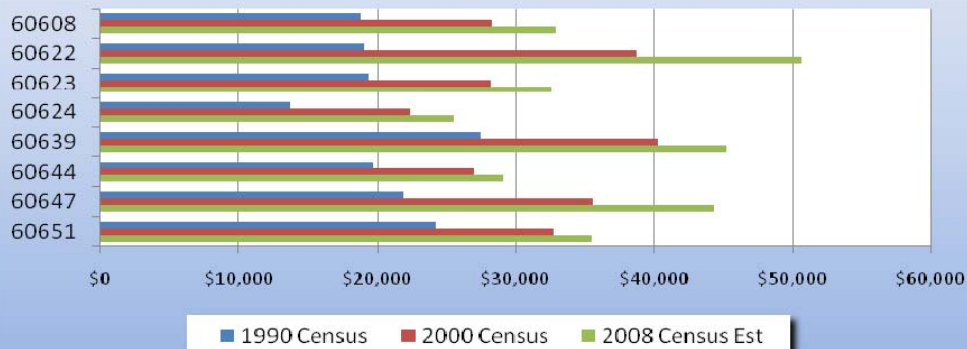
Population 1990-2000

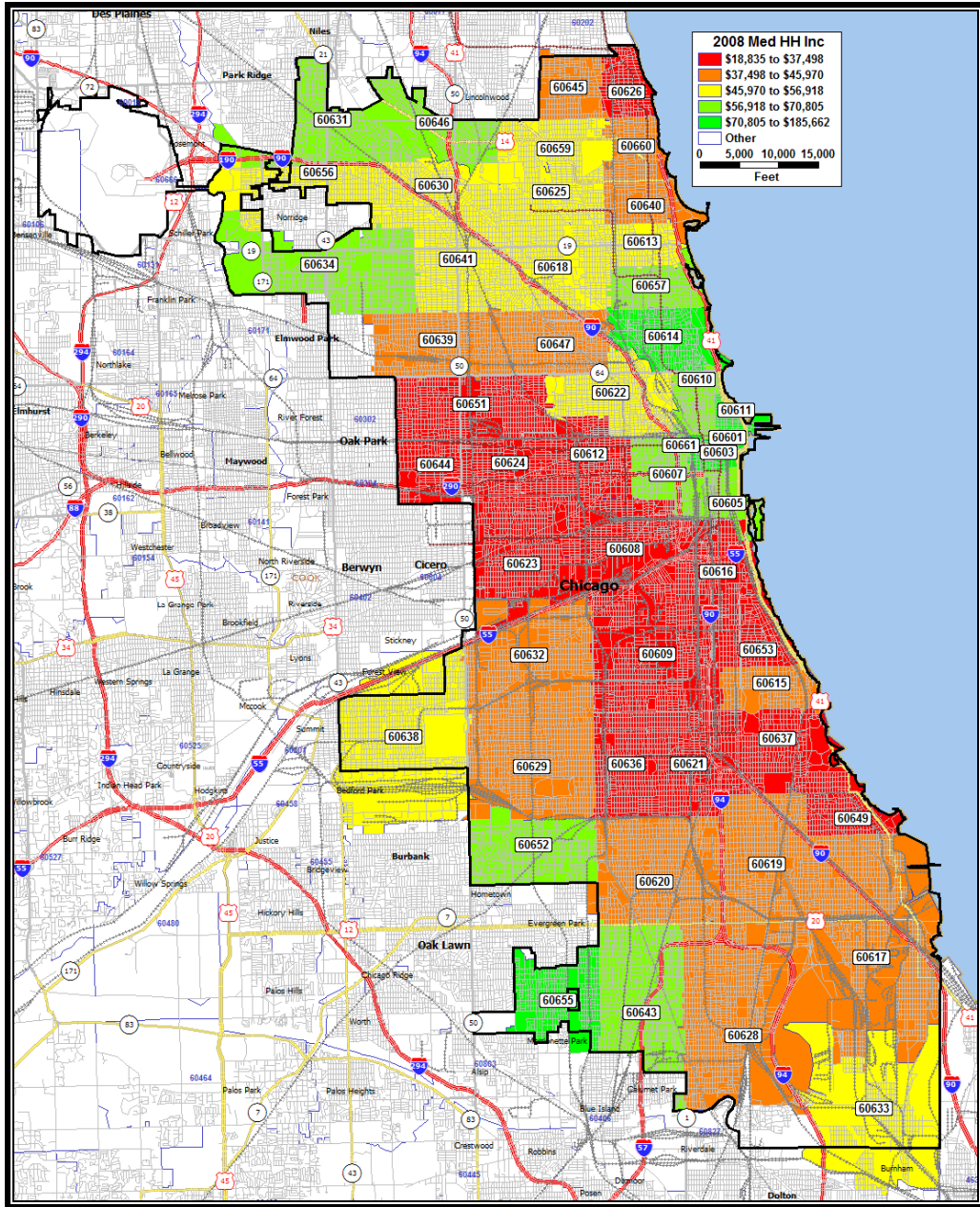


Average Household Size 1990-2000



Median Household Income 1900-2008





Median Household Income by Zip Code

Recreation

Some of Chicago's largest parks are located in the Chicago Far West market. The area is also home to the Garfield Park Conservatory. The lakefront markets to the east offer additional recreational opportunities including the Lake Michigan beaches and Lincoln Park Zoo. A number of golf courses, both public and private, are located nearby.

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. Automobile transportation can access the Eisenhower Expressway (I-290), the Stevenson Expressway (I-55) or the Kennedy (I-90). The major interstates provide access to the downtown Loop and surrounding suburbs. O'Hare International Airport is located northwest of the Chicago Far West market while Midway Airport is just to the south at 55th and Cicero (4800W).

Conclusions

Overall, the Chicago Far West market is evolving with scattered recent development. Land use is dominated by multifamily development, much of which has been renovated using government subsidies.

The near and long term trend for the area appears to be stable.

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