

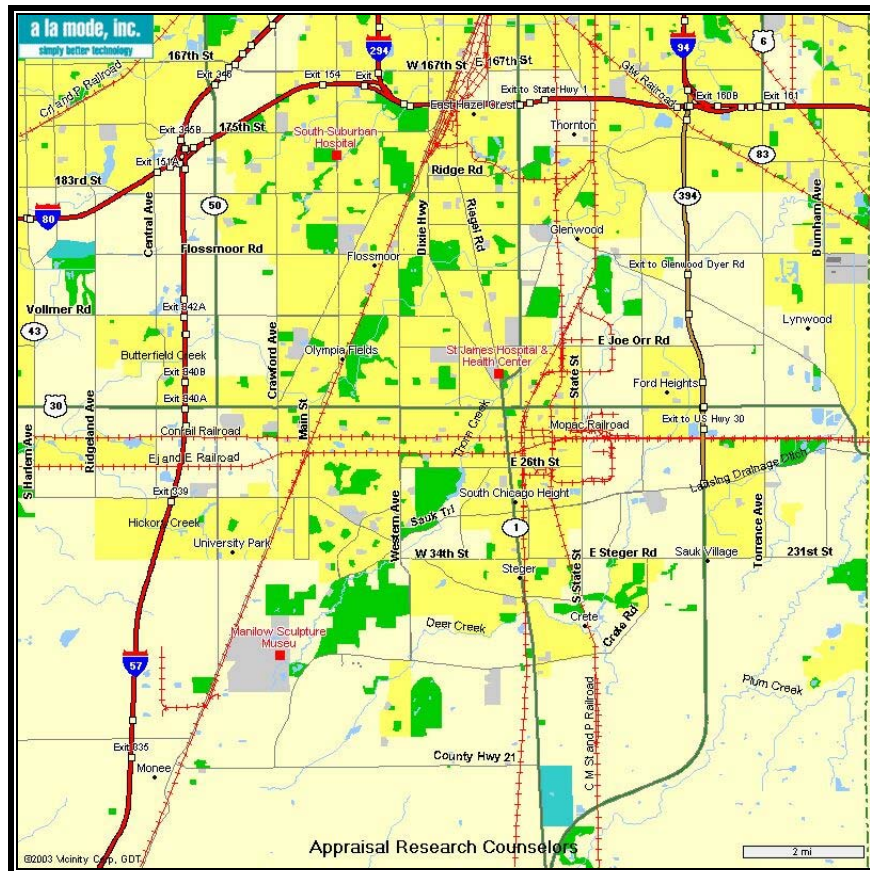
Far South Suburban Cook County Market Area

The far South Suburban market area consists of the following community areas:

Chicago Heights	Glenwood	Lynwood	Richton Park
Country Club Hills	Hazel Crest	Matteson	Sauk Village
East Hazel Crest	Homewood	Olympia Fields	South Chicago Heights
Flossmoor	Lansing	Park Forest	Thornton
Ford Heights			

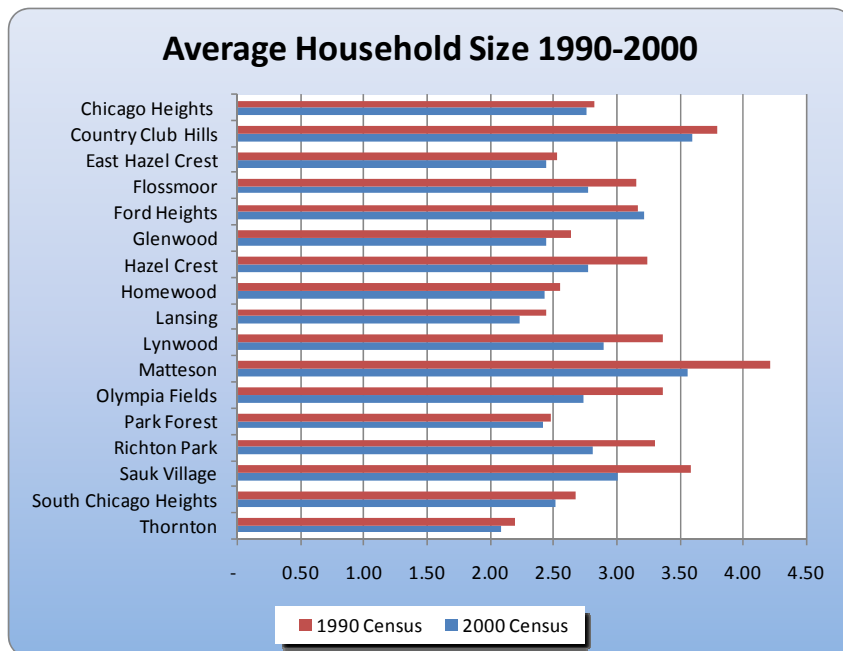
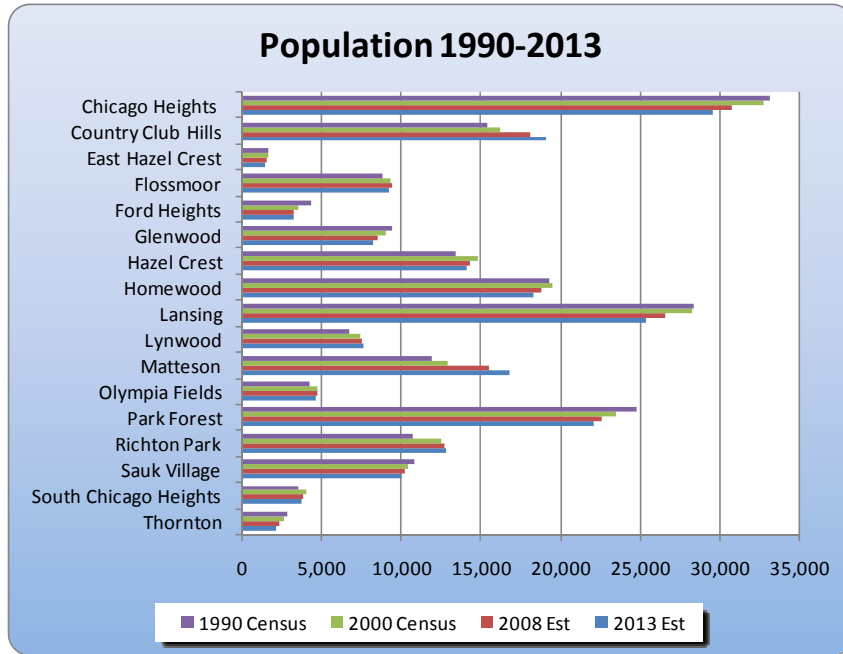
In broad terms, the market area consists of those suburbs that are south of Interstate 80 and 294, west of the Indiana state line, and east and north of the Cook County and Will County border. Because of the confluence of Interstates in the area, accessibility for the far South Cook market throughout the region is good.

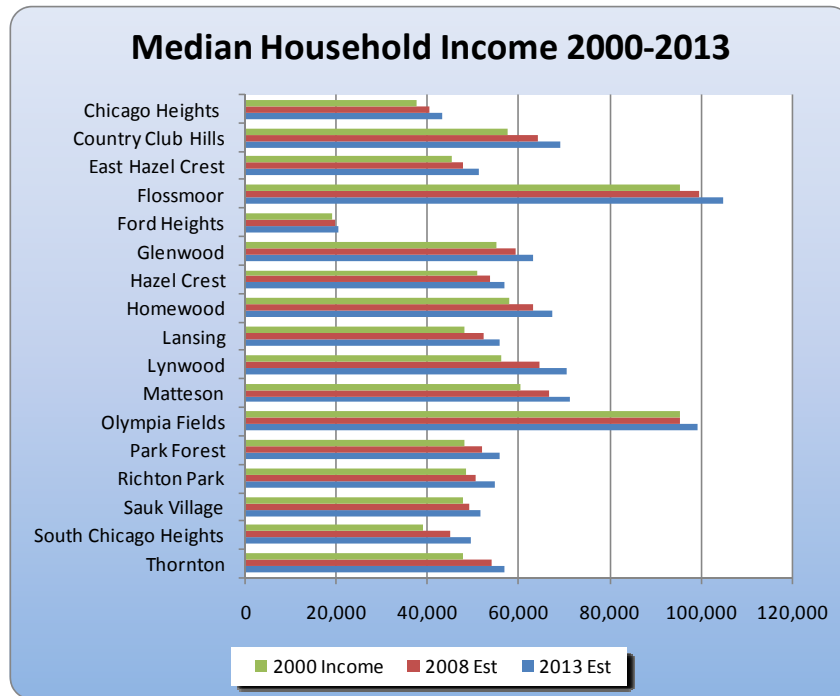
While there are some structures dating back to the early 1900's, the far south suburban Cook County market was predominantly developed after World War II with the most recent development occurring in the far south portion of the sub-market.



Market Area Map

Demographics





Institutional Uses

Several hospitals including St. James Hospital and Health Centers with locations in Chicago Heights and Olympia Fields and Advocate South Suburban Hospital in Hazel Crest, serve the area with numerous other facilities within a short drive throughout the region. Governors State University in University Park (just south of the market in Will County) and Prairie State College in Chicago Heights provides post-high school education opportunities along with full degree programs for a number of area residents.

Transportation & Recreation

The Far South Suburban Cook County market benefits from access to Interstate 80, the Tri-State Tollway (294), Interstate 57 and Interstate 94 provide access to the Chicago CBD. The ability to move people and goods in and out of the market area is considered excellent. The Metra Electric line provides access from University Park (Will County) at the south end to Chicago’s Loop with a number of stops in the suburbs comprising the market area. Bus service runs along the major thoroughfares.

Recreation opportunities in the market range from a number of championship quality golf courses (including Olympia Fields County Club – home of the 2003 US Open) to forest preserves lined with bike trails. Cultural amenities such as live theatres proliferate many of the suburbs and access to Chicago’s theatre venues is good.

Conclusions/Trends

The Far South Suburban Cook County market offers some of the most affordable housing in the MSA which is in part due to a limited employment base. Residents tend to commute outside the submarket for employment opportunities. The overall outlook continues to be flat with no dramatic changes anticipated in the near term.

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