

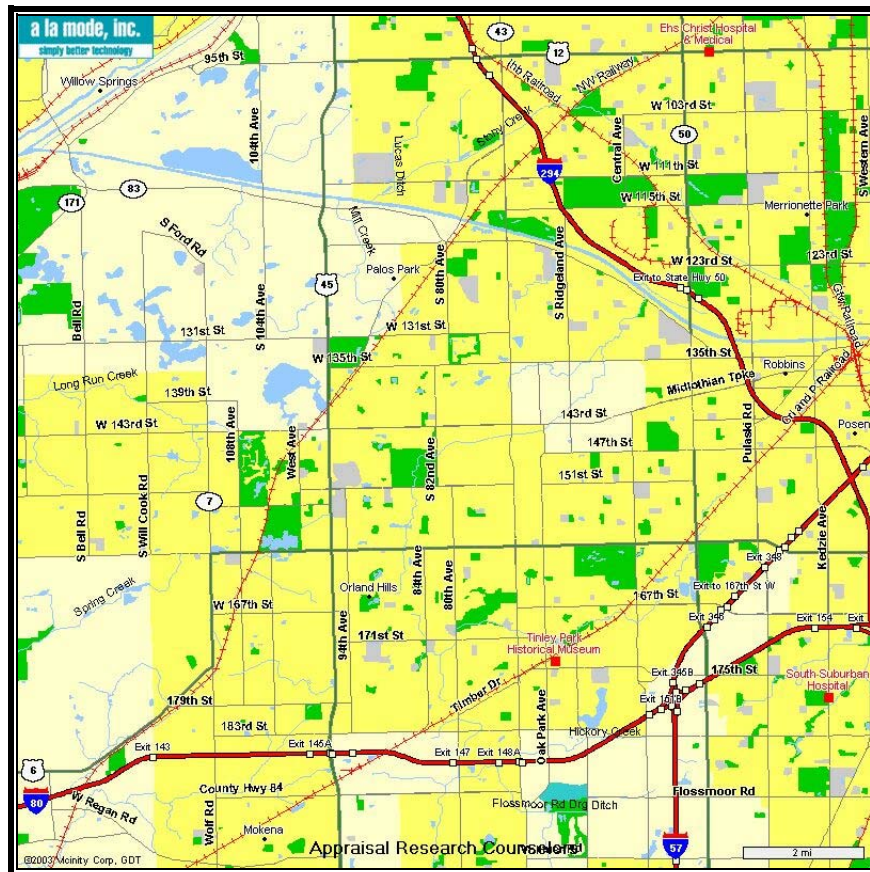
Far Southwest Suburban Cook County Market Area

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	

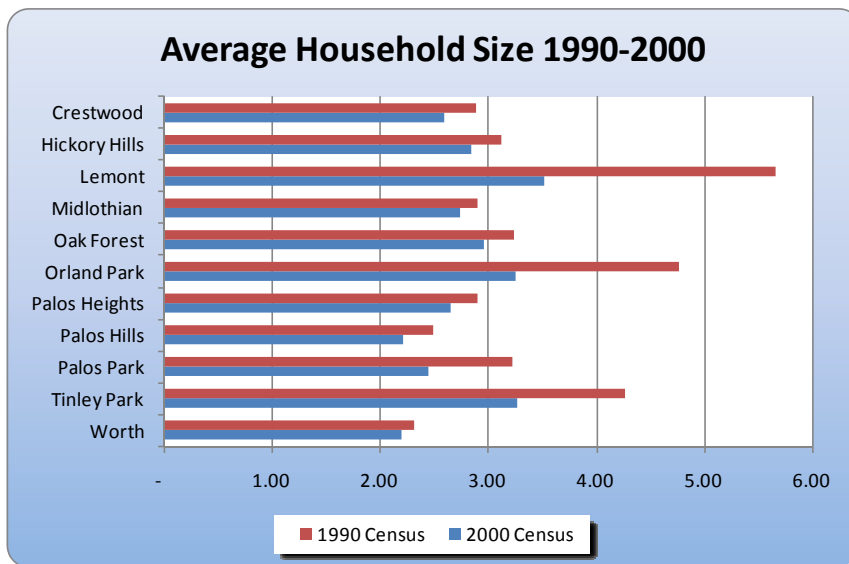
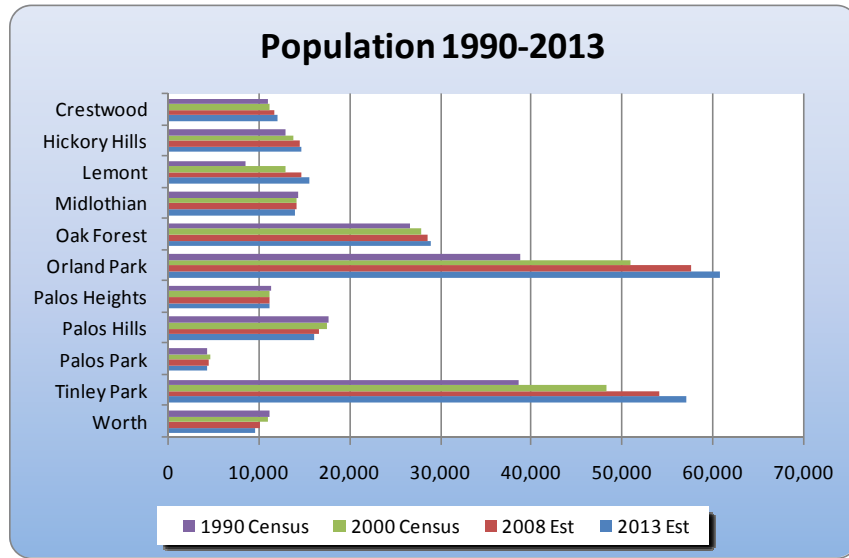
In broad terms, the market area consists of those suburbs that extend west to the Cook County/Will County border, west of Interstate 294 and Interstate 57, and north of Interstate 80. Because of the confluence of Interstates in the area, accessibility for the far Southwest Cook market throughout the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

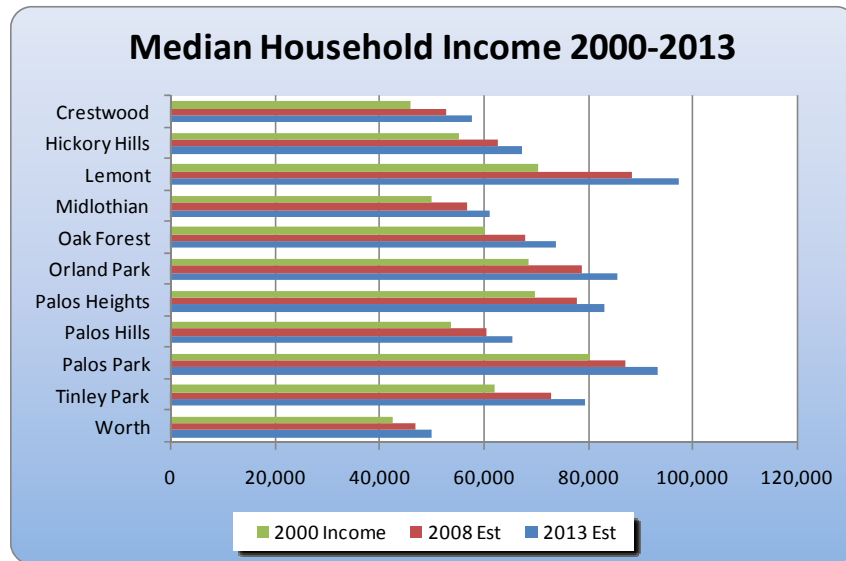
The Far Southwest Suburban Cook County market area consists primarily of residential land uses with supporting retail and some limited office development. Industrial land uses are limited and concentrated along Interstate 80 at the far south end of the market. In contrast to the Near Southwest Suburban Cook County market, the majority of this market was developed more recently, has overall larger average home sites and has ongoing new construction occurring in the market – both residential and commercial.



Market Area Map

Demographics





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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