

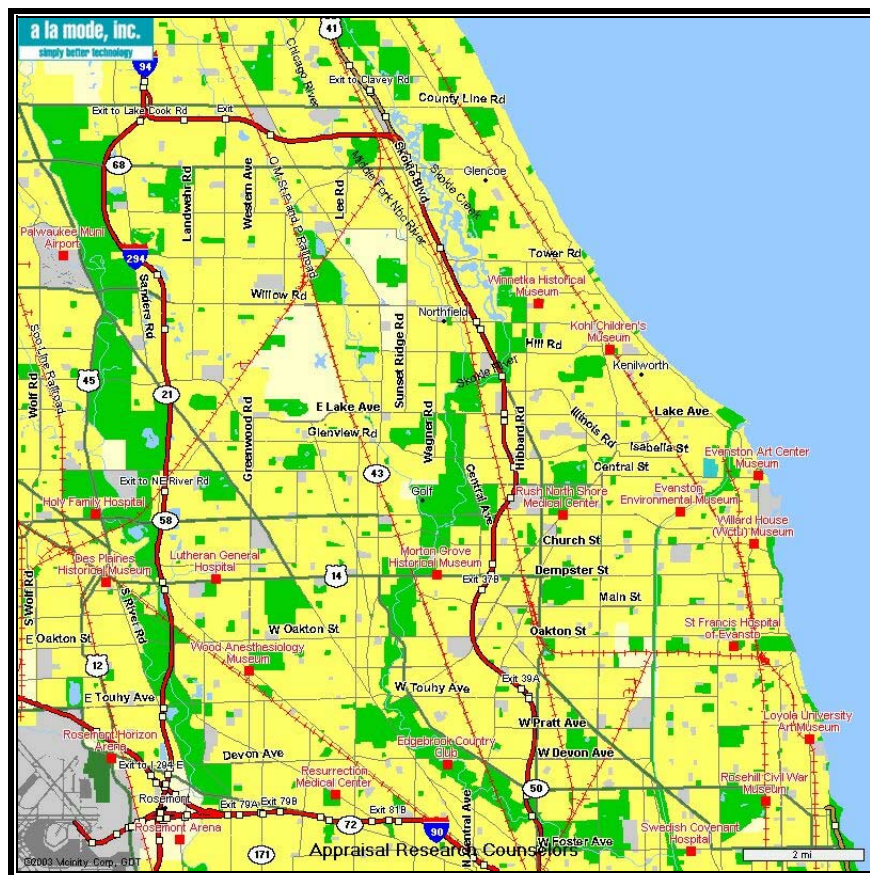
North Suburban Cook County Market Area

The North Suburban market consists of the following community areas:

Evanston	Morton Grove	Park Ridge
Glencoe	Niles	Skokie
Glenview	Northbrook	Wilmette
Kenilworth	Northfield	Winnetka
Lincolnwood		

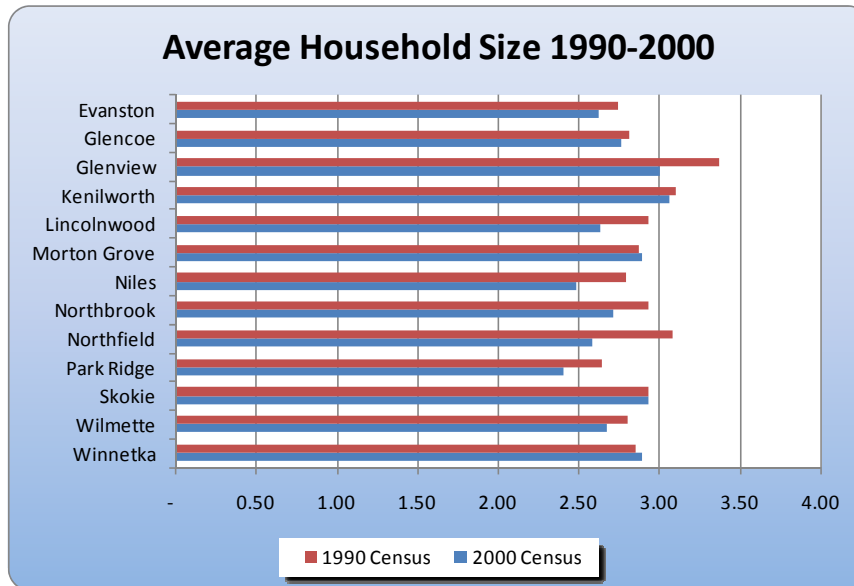
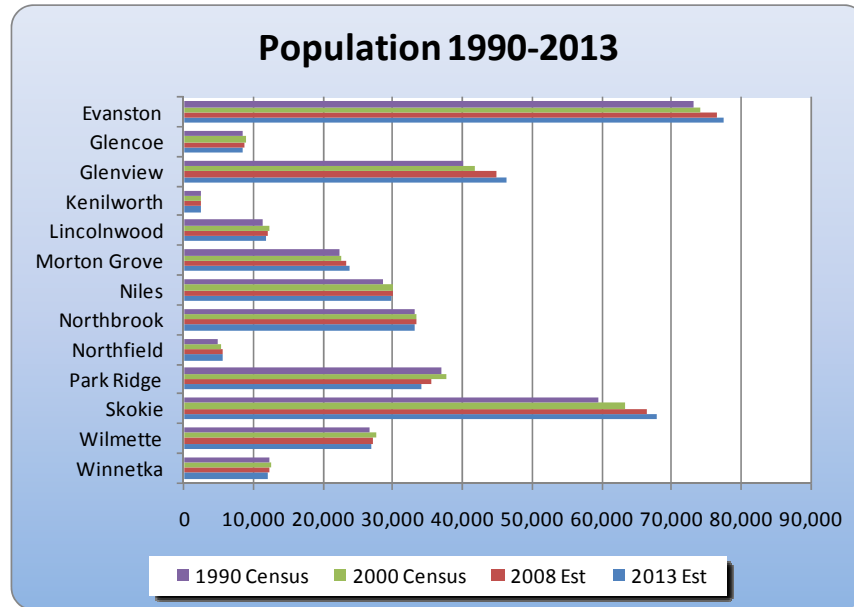
In general, the market area consists of those suburbs that are directly north of the City of Chicago, more specifically Interstate 90, west of Lake Michigan and east of Interstate 294. The area continues north to the upper border of Cook County.

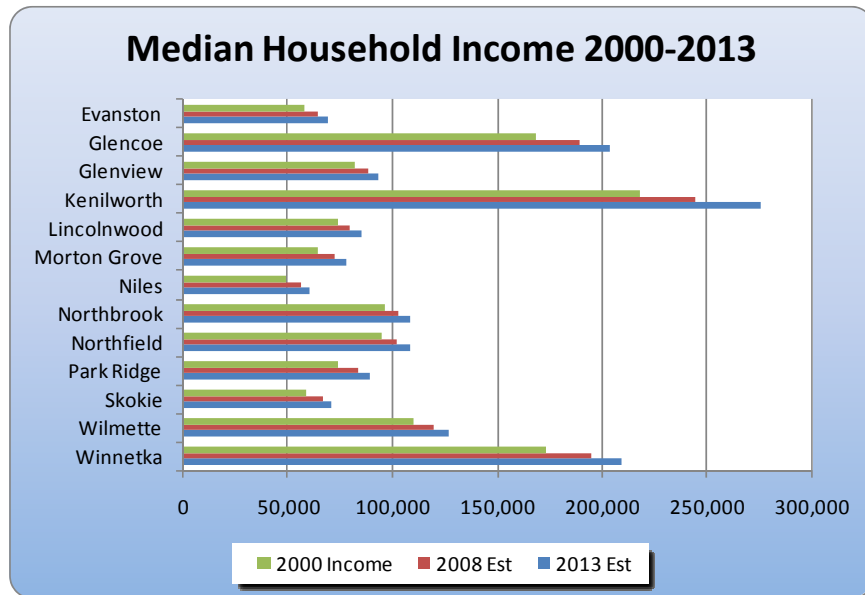
The North Cook Suburban market area was developed primarily in three stages. Much of the south end of the market including Evanston was developed in the early 1900s with single family homes and apartment buildings. Further north the early construction was primarily estate homes on larger sites. Significant development occurred after WWII – primarily single family homes - then later in the 1980s until now single family homes and office and modern retail development.



Market Area Map

Demographics





Institutional Uses

The most dominant institutional use in the market is Northwestern University in Evanston. Being one of the top rates universities in the nation, Northwestern attracts a student population from around the world creating a vibrant community anchoring the south end of the market.

A number of hospitals are located throughout the market including Rush North Shore Medical Center (Skokie), Evanston Northwestern Hospital (Evanston), Saint Francis Hospital (Evanston) and Advocate Lutheran General and Advocate Lutheran General Children’s Hospital (Park Ridge).

Recreation

There are several golf courses in the area including Glen Club (Glenview), Chick Evans Golf Club (Morton Grove), Glencoe Golf Club (Glencoe) and Winnetka Golf Club (Winnetka) to name a few.

There are numerous neighborhood parks scattered through the market. In addition, extensive forest preserves provide ample open space for the communities. Ravinia is located just north of the market area in Highland Park and Glencoe is home to the Chicago Botanic Gardens.

Transportation

The dominant transportation features for the North Suburban Cook County Market Area are the interstates of I-90 and I-94 providing access throughout the region. The Tri-State Tollway (294) runs along the west side of the market. The Metra commuter system has three lines running through the central and eastern sections of the market on a north/south access and in the south section, heading northwest. These lines provide numerous stops with excellent access to downtown Chicago. The CTA Purple line operates through Evanston into

Wilmette and the Yellow line operates into Skokie. O'Hare International Airport is just southwest of the market and Palwaukee Airport is just west of the Tri-State.

Conclusions

The North Suburban Cook County Market Area is dominated by single family home development but since its initial development in the early 1900s, has developed with its own employment base and supporting retail development. This is the highest price suburban housing market in the region due to its excellent transportation and ambiance.

Office development in the market has typically outperformed the region as a whole. Numerous supporting retail facilities are positioned throughout the market with virtually every national chain located in this market.

The long-term outlook for the North Suburban Cook County Market Area remains positive.

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