

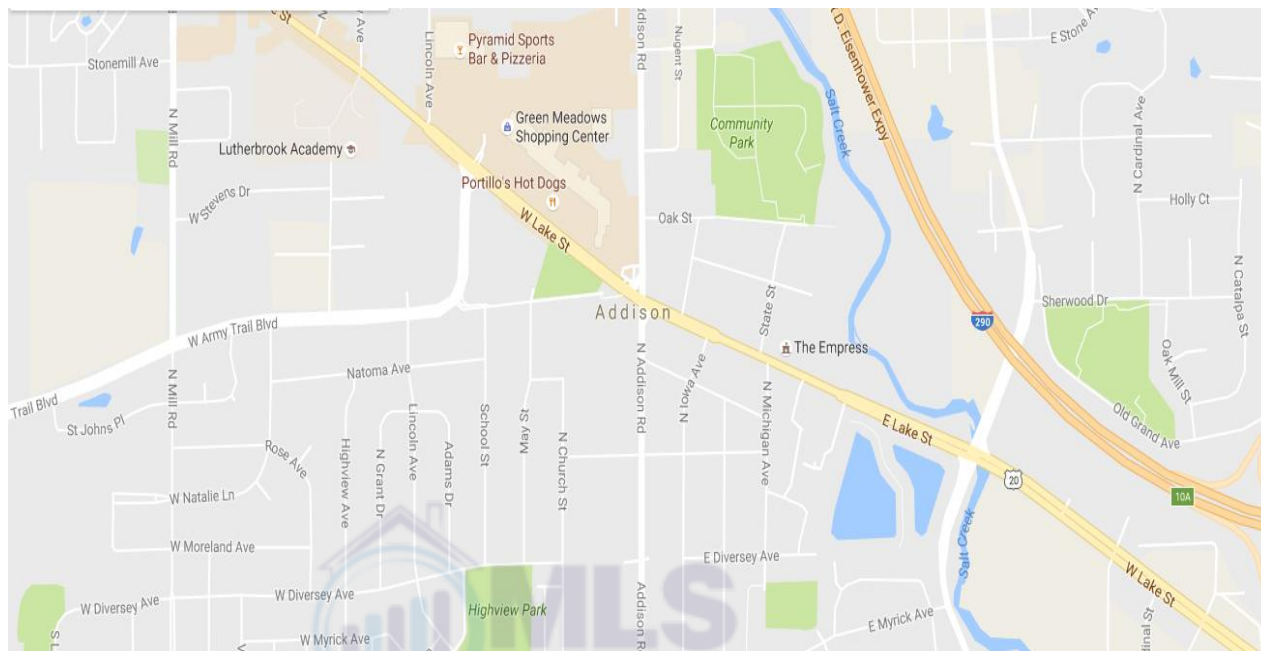


 **MLS
DEAL** Analyzer

**Addison,
Chicago,
IL**

Addison, Chicago IL

Map



Factors Observed

Busy Road / Zoning / Unincorporated / Commercial Zones / High Tension Lines / Flood Plains / Bus Lines / Train Tracks / Airports / Highways / Water Reclamation

Area in a nutshell

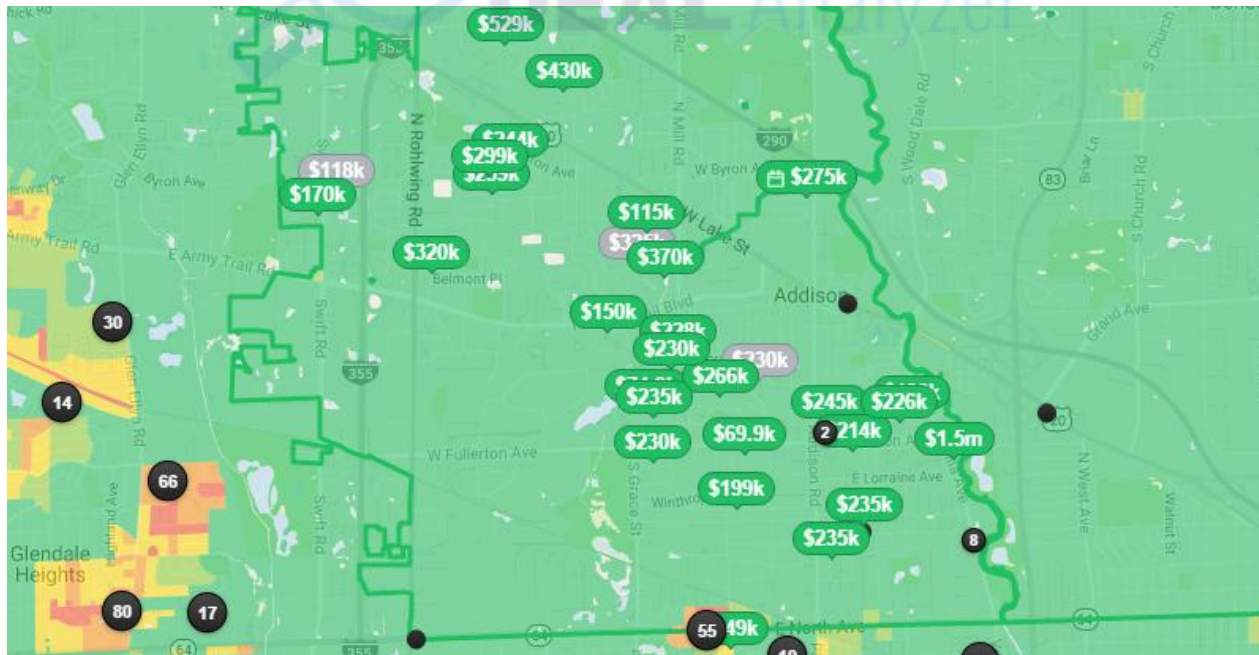
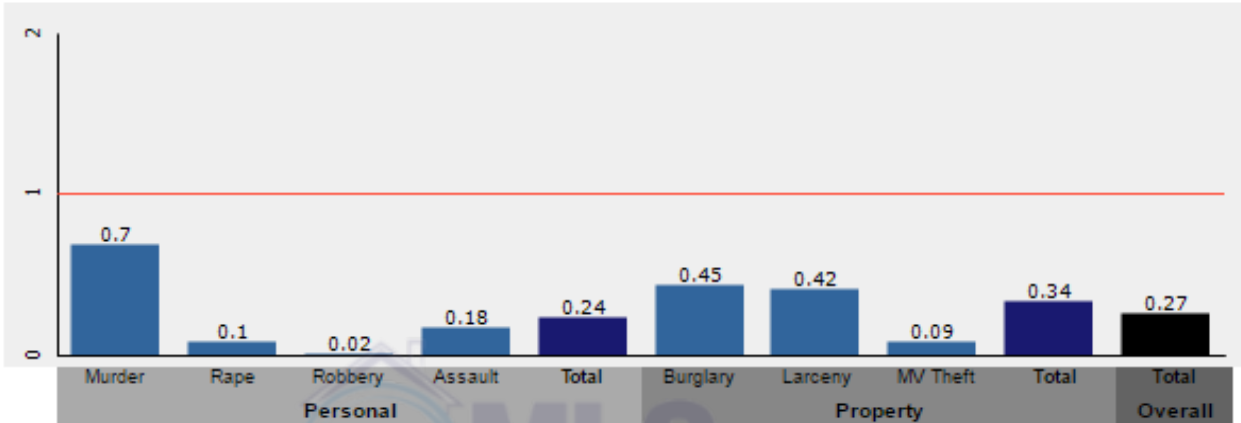
| Addison, IL Livability | | | | | | | |
|------------------------|-----------------|---------------------|-------------|-----------------|------------------|--------------|--------------|
| Livability | Real Estate | Demographics | Best Places | Reviews | Forum | | |
| 76 Livability | A+ Amenities | D Cost of Living | B+ Crime | C+ Education | C+ Employment | B Housing | C Weather |

Crime

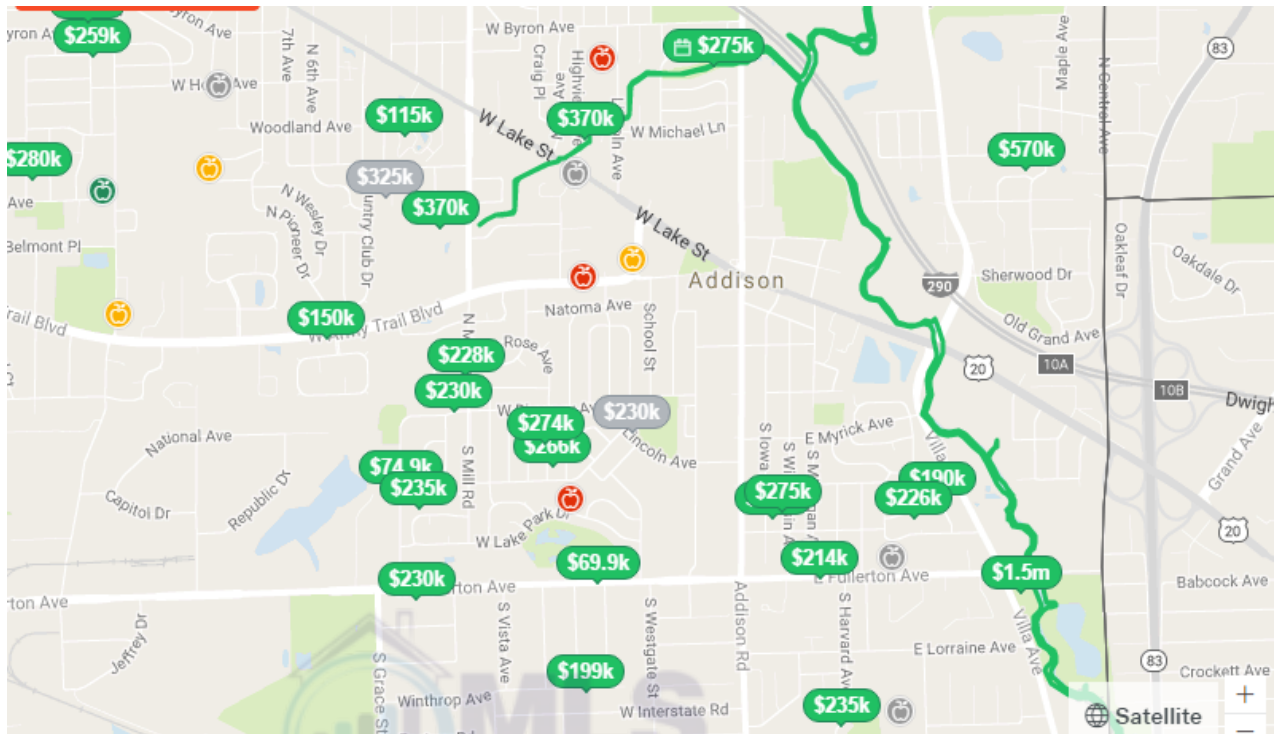
➔ CRIME (FAQ)

The Crime Index compares the risk or probability of future occurrence of certain types of crime in this community as compared to the national average. The national average for each type of crime equals a score of 1.0, so a score of 2.0 would represent twice the risk as the national average, and a score of 0.50 would represent half the risk of the national average.

— National Average



Schools



Income

Household Income

Median Household Income, #503



Mean Household Income, see rank

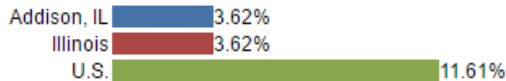


Median Household Income Growth Since 2000, #1182

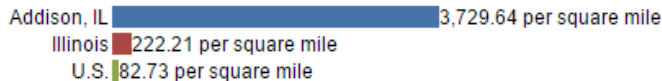


Population

Population Growth Since 2000, #553



Population Density, #96

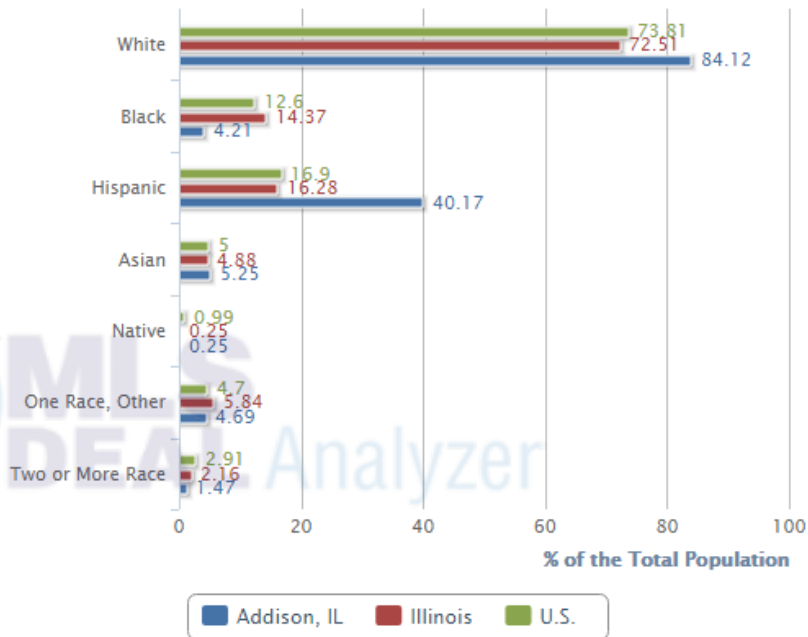


Population by Races

| | |
|---|--|
| White: | 31,307 (84.12%, #1147) |
| Black: | 1,566 (4.21%, #223) |
| Hispanic: | 14,951 (40.17%, #31) |
| Asian: | 1,954 (5.25%, #111) |
| Native (American Indian, Alaska Native, Hawaiian Native, etc.): | 94 (0.25%, #283) |
| One Race, Other: | 1,746 (4.69%, see rank) |
| Two or More Races: | 548 (1.47%, see rank) |

Hispanic Population

| | |
|-------------------|--|
| Mexican: | 13,465 (90.06%, see rank) |
| Puerto Rican: | 443 (2.96%, see rank) |
| Cuban: | 68 (0.45%, see rank) |
| Central American: | 228 (1.52%, see rank) |
| South American: | 547 (3.66%, see rank) |



Industry

Industry

| | Addison, IL | Illinois | U.S. |
|---|---|-----------|-------------|
| Civilian Employed, 16 Years and Over | 17,622, 100% | 6,032,031 | 143,435,233 |
| Agriculture, Forestry, Fishing, Hunting, Mining | 55, 0.31%, see rank | 1.05% | 1.96% |
| Construction | 1,148, 6.51%, see rank | 5.12% | 6.17% |
| Manufacturing | 3,494, 19.83%, see rank | 12.55% | 10.43% |
| Wholesale Trade | 793, 4.50%, see rank | 3.01% | 2.75% |
| Retail Trade | 2,084, 11.83%, see rank | 11.00% | 11.57% |
| Transportation, Warehousing, Utilities | 1,215, 6.89%, see rank | 5.85% | 4.93% |
| Information | 284, 1.61%, see rank | 2.07% | 2.14% |
| Finance, Insurance, Real Estate, Rental, Leasing | 982, 5.57%, see rank | 7.33% | 6.60% |
| Professional, Scientific, Management, Administrative, Waste Management Services | 2,025, 11.49%, see rank | 11.29% | 10.89% |
| Educational Services, Health Care, Social Assistance | 2,315, 13.14%, see rank | 23.07% | 23.21% |
| Arts, Entertainment, Recreation, Accommodation, Food Services | 2,113, 11.99%, see rank | 9.02% | 9.49% |
| Public Administration | 352, 2.00%, see rank | 3.85% | 4.92% |
| Other Services, Except Public Administration | 762, 4.32%, see rank | 4.78% | 4.96% |

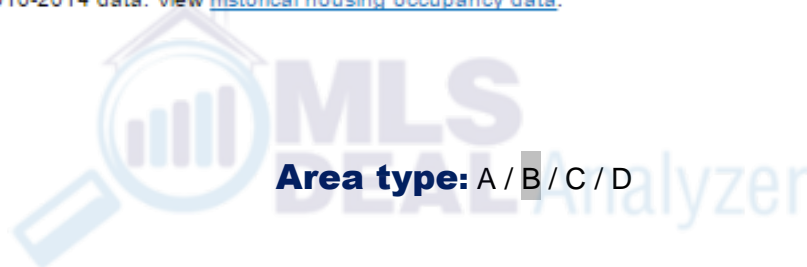
*Based on 2010-2014 data. View [historical careers data](#).

Housing

Housing Occupancy

| | Addison, IL | Illinois | U.S. |
|---|--|-----------|-------------|
| Total Housing Units | 13,007, see rank , 100% | 5,299,433 | 132,741,033 |
| Occupied Housing Units | 12,302, 94.58%, see rank | 90.17% | 87.55% |
| Owner Occupied | 8,326, 64.01%, see rank | 60.28% | 56.34% |
| Renter Occupied | 3,976, 30.57%, see rank | 29.89% | 31.21% |
| Vacant Housing Units | 705, 5.42%, see rank | 9.83% | 12.45% |
| For Rent | 205, 1.58%, see rank | 2.18% | 2.34% |
| For Sale Only | 194, 1.49%, see rank | 1.36% | 1.20% |
| Rented or Sold, Not Occupied | 65, 0.50%, see rank | 0.87% | 0.92% |
| For Seasonal, Recreational, or Occasional Use | 23, 0.18%, see rank | 0.95% | 3.97% |
| For Migrant Workers | 0, 0.00%, see rank | 0.01% | 0.03% |
| Other Vacant | 218, 1.68%, see rank | 4.46% | 4.00% |

*Based on 2010-2014 data. View [historical housing occupancy data](#).



Area type: A / B / C / D

Approach: Wholesale / Flip / Cashflow

Conclusion It is a very safe area with normal growth and below average schools. Very large Hispanic population with average income. 64% owners Vs 31% renters. Low percentage of vacant housing (5.4%).

SALES Market Analysis in the last 12 months

| | 2-4 Unit | Attached | Detached |
|---|----------|-----------|-----------|
| # Sold | 9 | 101 | 272 |
| # Active listings | 5 | 12 | 65 |
| Absorption Rate (# Sold / 12) * | 0.75 | 8.42 | 22.67 |
| Months of Housing Supply (# Active listings / Abs. Rate) | 6.67 | 1.43 | 2.87 |
| SP:LP ** | 97% | 95% | 97% |
| Median list price Under Contract | \$237K | \$179.9K | \$225K |
| Lowest list price | \$254.9K | \$79.9K | \$109.5K |
| Highest list price | \$469.9K | \$249.9K | \$699K |
| Median list price | \$332K | \$184.5K | \$309.8K |
| Median Sold price | \$240K | \$163K | \$234.3K |
| Avg. Sold MT (days) | 101 | 86 | 92 |
| Sweet spot to buy (median SP) | <\$240K | <\$163K | <\$234.3K |
| Sweet spot to sell (avg. SP) | >\$253K | >\$153.1K | >\$250.9K |
| # Active ShortSales, Pre-Forclosure, REOs | 0 | 5 | 20 |
| # Sold ShortSales, Pre-Forclosure, REOs | 2 | 15 | 57 |
| # of Flips | 0 | 35 | 8 |

* The higher the abs. rate the faster properties are selling (sellers market), the lower the abs. rate the slower properties are selling (buyers market).

** SP (sold price %) Vs LP (listing price %). For example: 98% means that a property listed for \$100K sold at 98% of its listing price or for \$98K.

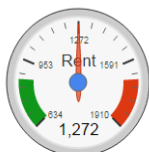
Conclusion Detached market significantly predominates with absorption rate 23. There are a lot of distressed detached properties (57) but flips for attached predominate (35). All properties stay in the market for about 3 months. Prices for detached have increased for 8% in the last year Vs attached prices have dropped for 4%.

RENTAL Market Analysis in the last 12 months

| | Active | Rented |
|----------------|---------|---------|
| # Units | 10 | 89 |
| Avg. MT (days) | 80 | 30 |
| Median price | \$1,063 | \$1,595 |
| Avg. price | \$1,222 | \$1,552 |
| Max. price | \$1,750 | \$3,100 |
| Min. price | \$925 | \$650 |

Addison, IL

Please provide the price you pay in monthly rent for analysis.

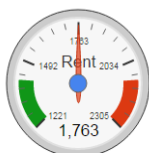


Your results are based on 25 2-bedroom rentals in a 3.52 mile radius.

| AVERAGE | MEDIAN | \$980-\$1,700 | \$1,000-\$1,555 |
|-------------------|---------|---------------|-----------------|
| \$1,272 $\pm 5\%$ | \$1,170 | 80% | 60% |

Addison, IL

Please provide the price you pay in monthly rent for analysis.



Your results are based on 15 3-bedroom rentals in a 3.05 mile radius.

| AVERAGE | MEDIAN | \$1,400-\$2,100 | \$1,463-\$2,000 |
|-------------------|---------|-----------------|-----------------|
| \$1,763 $\pm 4\%$ | \$1,800 | 80% | 60% |

Gross Rent

| Monthly Rental | Addison, IL | Illinois | U.S. |
|----------------------------|---|-----------|------------|
| Occupied Units Paying Rent | 3,834, 100% | 1,513,617 | 39,201,928 |
| \$199 or Less | 0, 0.00%, see rank | 1.84% | 1.50% |
| \$200 to \$299 | 69, 1.80%, see rank | 3.23% | 3.18% |
| \$300 to \$499 | 196, 5.11%, see rank | 7.28% | 7.37% |
| \$500 to \$699 | 141, 3.68%, see rank | 15.00% | 16.01% |
| \$700 to \$999 | 2,487, 64.87%, see rank | 33.11% | 29.17% |
| \$1,000 to \$1,499 | 752, 19.61%, see rank | 26.04% | 26.88% |
| \$1,500 to \$1,999 | 123, 3.21%, see rank | 8.81% | 9.79% |
| \$2,000 or More | 66, 1.72%, see rank | 4.70% | 6.10% |
| Median | \$916, see rank | \$903 | \$920 |

*Based on 2010-2014 data. View [historical gross rent data](#).

Conclusion

Rents vary but could end up being high. Tend to stay in the market for about 1 month.