

Table 1

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY, CHICAGO, ILLINOIS

CHICAGO NORTHERN COMMUNITY RESIDENTIAL SALES PRICE TREND, 1993-2004

Community Area	Median Sales Price		% Chg	Bldgs/Units Sold 1993-04
	1993	2004		
<b><i>Edgewater is in the leading edge of housing value appreciation beginning in Lincoln Park to the south and extending north to Rogers Park at the Evanston border. In Edgewater, the greatest price gains have occurred in the single family sector.</i></b>				
Detached single family homes				
Lincoln Park	\$395,000	\$1,235,000	213%	2,375
Lakeview	\$250,000	\$840,000	236%	2,061
Uptown	\$190,000	\$622,500	228%	6,016
<b>Edgewater</b>	<b>\$168,000</b>	<b>\$560,000</b>	<b>233%</b>	<b>855</b>
Rogers Park	\$141,500	\$400,000	183%	591
West Ridge	\$148,000	\$352,500	138%	2,305
City total	\$109,000	\$216,500	99%	118,446
Attached single family (condominiums and townhouses)				
Lincoln Park	\$175,000	\$380,000	117%	12,379
Lakeview	\$122,000	\$317,000	160%	16,245
Uptown	\$90,500	\$249,500	176%	6,768
<b>Edgewater</b>	<b>\$69,000</b>	<b>\$195,000</b>	<b>183%</b>	<b>7,302</b>
Rogers Park	\$65,000	\$185,000	185%	3,459
West Ridge	\$72,000	\$172,500	140%	3,846
City total	\$109,500	\$158,000	44%	115,871
Two, three, and four unit low-rise buildings				
Lincoln Park	\$292,000	\$742,500	154%	1,113
Lakeview	\$245,000	\$677,500	177%	2,251
Uptown	\$187,000	\$502,500	169%	312
<b>Edgewater</b>	<b>\$175,000</b>	<b>\$550,000</b>	<b>214%</b>	<b>719</b>
Rogers Park	\$175,000	\$345,000	97%	569
West Ridge	\$185,000	\$515,000	178%	1,575
City total	\$135,000	\$266,500	97%	57,925

Sources: Chicago Association of Realtors website; Realty Development Research, Inc., June, 2005.

Table 2

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY, CHICAGO, ILLINOIS

1990 - 2000 HOUSING TYPE TREND

*The housing trend in Edgewater is toward more home ownership, more single family development, and a reduction in the share of housing in large multi-unit buildings. But rental housing remains the dominant type of tenure and 20+ units buildings continue to account for almost 60% of all housing.*

	1990	2000	# Chg	% Chg	Share of 2000 Units
Total housing units	33,444	32,716	-728	-2%	100%
Owner-occupied	8,084	9,701	1,617	20%	30%
Renter-occupied	22,035	21,172	-863	-4%	65%
Vacant	3,325	1,843	-1,482	-45%	6%
Owner-occupied housing share	24%	30%	...	...	
Housing units by building type					
Single family detached	1,383	1,717	334	24%	5%
Single family attached (townhouses)	252	515	263	104%	2%
Single family subtotal	1,635	2,232	597	37%	7%
2 to 4 units	4,712	5,004	292	6%	15%
5 to 9 units	3,639	3,546	-93	-3%	11%
10 to 19 units	2,659	2,700	41	2%	8%
20 to 49 units	5,744	5,416	-328	-6%	17%
50+ units	14,569	13,784	-785	-5%	42%
Other	486	34	-452	-93%	0%

Note: There was no major demolition activity in Edgewater between 1990 and 2000. The housing unit losses shown are the result of deconversion to larger unit sizes as well as replacement of obsolete structures; it is not clear what is included in the Census Bureau's "other" category.

Sources: 1990 & 2000 U.S. Census of Population & Housing, Realty Development Research, Inc., July, 2003.

Table 3

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY, CHICAGO, ILLINOIS

YEAR MOVED INTO RESIDENCE BY OCCUPANCY TYPE

**Edgewater is characterized by significant household turnover, creating high demand for home furnishings. Nearly two-thirds of Edgewater's households changed residence during 1995-2000, with nearly three-quarters of renter households moving.**

	Number households changing residence			Percentage distribution of changers				
	Total 1995-2000	1990-1994	Pre-1990	Total 1995-2000	1990-1994	Pre-1990		
Owner occupied units	9,684	3,889	1,734	4,061	100.0%	40.2%	17.9%	41.9%
Renter occupied units	21,189	15,744	2,789	2,656	100.0%	74.3%	13.2%	12.5%
Total households	30,873	19,633	4,523	6,717	100.0%	63.6%	14.7%	21.8%

Source: 2000 U.S. Census of Population & Housing, Realty Development Research, Inc., July, 2003.

Table 4

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY, CHICAGO, ILLINOIS

1990 - 2000 POPULATION AND HOUSEHOLD COMPOSITION TREND

*The Edgewater community and trade area are showing evidence of a generational recycling, with adults 35 to 54 years replacing householders 65 years and older. Younger householders 25 to 34 are the single largest group, however, and one-person households predominate, indicating strong demand for convenience foods, restaurant meals, and entertainment.*

	Edgewater Community					Edgewater Trade Area					2000 US Avg
	1990	2000	# Chg	% Chg	2000 %	1990	2000	# Chg	% Chg	2000 %	
Total population	60,703	62,198	1,495	2%	100%	242,178	252,953	10,775	4%	100%	100%
White (one race)	35,272	35,404	132	0%	57%	142,696	133,718	-8,978	-6%	53%	75%
Black (one race)	12,087	10,813	-1,274	-11%	17%	41,155	43,288	2,133	5%	17%	12%
Asian/Pacific Islander (one race)	7,321	7,308	-13	0%	12%	34,449	36,835	2,386	7%	15%	4%
All other (incl multi-racial)*	6,023	8,673	2,650	44%	14%	23,878	39,112	15,234	64%	15%	9%
Hispanic (any race)	10,567	12,176	1,609	15%	20%	44,697	57,996	13,299	30%	23%	13%
Median age	34.7	35.5	0.8	2%	...	33.1	33.6	0.5	2%	...	32.4
Population under 18 yrs	9,956	9,642	-314	-3%	...	49,417	51,365	1,948	4%	...	...
Total households	30,119	30,873	754	3%	100%	103,678	107,661	3,983	4%	100%	100%
Family households	12,373	11,889	-484	-4%	39%	51,084	50,748	-336	-1%	47%	68%
With children under 18 years	5,551	5,451	-100	-2%	18%	26,119	26,913	794	3%	25%	33%
Non-family households	17,746	18,984	1,238	7%	61%	52,594	56,913	4,319	8%	53%	32%
One-person households	14,679	15,324	645	4%	50%	42,816	45,043	2,227	5%	42%	26%
Average number persons per hshld	1.97	1.95	-0.02	-1%	...	2.24	2.26	0.02	1%	...	2.74
Age of household heads											
15 to 25 years	2,090	2,330	240	11%	8%	7,299	7,598	299	4%	7%	5%
25 to 34 years	8,001	7,609	-392	-5%	25%	28,823	27,965	-858	-3%	26%	17%
35 to 44 years	6,115	6,736	621	10%	22%	22,846	25,969	3,123	14%	24%	23%
45 to 54 years	3,522	5,560	2,038	58%	18%	12,889	19,226	6,337	49%	18%	20%
55 to 64 years	3,356	3,246	-110	-3%	11%	10,915	10,969	54	0%	10%	14%
65 to 74 years	3,459	2,685	-774	-22%	9%	10,319	7,899	-2,420	-23%	7%	11%
75+ years	3,576	2,707	-869	-24%	9%	10,586	7,739	-2,847	-27%	7%	10%

\* For the 2000 Census the question regarding race permitted a multi-racial response, making the results non-comparable to 1990.

Sources: 2000 U.S. Census of Population; Realty Development Research, Inc., July, 2003.

Table 5

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY AND TRADE AREA, CHICAGO, ILLINOIS

**KEY 2000 SOCIO-ECONOMIC CHARACTERISTICS**

*The Edgewater community offers retailers a very desirable customer base that is more educated, more likely to be employed in executive/professional/technical occupations, and more affluent in terms of per capita spending ability than the typical Chicago resident or the U.S. average. Although the average indicators for the overall Edgewater trade area are not as high as for the community area, the total number of educated professionals is comparable to that supporting a regional shopping center.*

	Edgewater Community		Edgewater Trade Area		City Chicago		US Avg
	Income	US Ratio	Income	US Ratio	Income	US Ratio	
Per capita income	\$23,504	109%	\$20,270	94%	\$20,175	93%	\$21,587
Average household income	\$46,437	82%	\$45,745	81%	\$54,175	96%	\$56,644
Median household income	\$35,766	85%	\$35,379	84%	\$38,625	92%	\$41,994
	# Hshlds	% Hshlds	# Hshlds	% Hshlds	# Hshlds	% Hshlds	% Hshlds
Household income distribution							
Under \$25,000	10,560	34%	38,157	35%	349,634	33%	21%
\$25,000 - \$49,999	10,021	32%	34,378	32%	304,810	29%	29%
\$50,000 - \$74,999	5,409	17%	18,202	17%	188,700	18%	22%
\$75,000 - \$99,999	2,306	7%	7,966	7%	95,162	9%	13%
\$100,000 & over	2,622	8%	8,956	8%	123,658	12%	15%
	# Empl	% Empl	# Empl	% Empl	# Empl	% Empl	% Empl
Occupation (employed 16+ yrs)							
Exec/prof/technical	13,988	43%	46,623	37%	408,486	33%	34%
Sales & clerical	8,384	26%	31,198	25%	329,718	27%	27%
Services	5,614	17%	23,368	19%	202,335	17%	15%
Skilled crafts	1,301	4%	6,340	5%	80,245	7%	9%
All other	3,401	10%	17,009	14%	199,256	16%	15%
	# Pop	% Pop	# Pop	% Pop	# Pop	% Pop	% Pop
Education (persons 25+ yrs)							
Less than high school	7,578	17%	53,568	31%	511,774	28%	20%
High school graduate	8,553	19%	18,486	11%	418,113	23%	29%
Some college	10,387	23%	37,963	22%	423,226	23%	27%
College graduate & more	19,093	42%	62,041	36%	462,783	25%	24%

Sources: 2000 U.S. Census of Population; Realty Development Research, Inc., July, 2003.

Table 6

**EDGEWATER DEVELOPMENT CORPORATION MARKET FACTS**

EDGEWATER COMMUNITY, CHICAGO, ILLINOIS

COMPARISON WITH DOWNTOWN EVANSTON AND ASHLAND/BELMONT RETAIL DISTRICTS\*

2000 Census Variable	Edgewater Community	Downtown Evanston	Ashland/ Belmont*
Total population	62,198	20,841	32,253
Population in households	60,057	15,326	31,739
Population in group quarters	2,141	5,515	514
Total households	30,918	8,159	16,274
Average persons per household	1.94	1.88	1.95
Persons 25+ years of age	45,611	11,123	25,054
With 4+ years higher education	19,093	8,293	17,149
Share of age group	41.9%	74.6%	68.4%
Employed persons 16+ years of age	32,688	9,897	23,790
With executive/professional/technical jobs	13,988	6,453	17,949
Share of employed age group	42.8%	65.2%	75.4%
Households with \$75,000+ annual incomes	4,928	2,711	7,398
Share of total households	15.9%	33.2%	45.5%
Average household income	\$46,437	\$77,793	\$94,874
Ratio to US average	82.0%	137.3%	167.5%
Per capita income	\$23,504	\$21,296	\$47,511
Ratio to US average	108.9%	98.7%	220.1%

\* Areas used represent approximately 1 mile by 1.5 mile blocks of census tracts, with the Evanston area slightly larger; the Ashland/Belmont retail district is located in the Lakeview community area.

Sources: 2000 U.S. Census of Population; Realty Development Research, Inc., July, 2003.