

Market Analysis Summary

Recently Sold

Comparables

| MLS # | Stat | Address | List Price | Sold Pr | Clsd Dt | # Rms | Beds | Baths | LMT | MT |
|----------|------|-------------------|------------|-----------|------------|-------|------|-------|-----|-----|
| 07170038 | CLSD | 933 E GALENA BLVD | \$119,900 | \$118,500 | 08/13/2009 | 6 | 3 | 1.1 | 46 | 46 |
| 07333170 | CLSD | 517 S CLAIM ST | \$134,900 | \$125,000 | 11/06/2009 | 10 | 4 | 2 | 13 | 170 |
| 07107470 | CLSD | 515 North AVE | \$149,900 | \$137,000 | 08/31/2009 | 7 | 3 | 1.1 | 198 | 198 |
| 07215637 | CLSD | 826 KANE ST | \$145,000 | \$145,000 | 07/02/2009 | 6 | 3 | 2 | 36 | 85 |

Statistics

Total Properties: 4

| | List Price | Sold Pr | Approx SF | Beds | Baths | LMT | MT |
|--|------------|-----------|-----------|------|-------|-----|-----|
| Minimum | \$119,900 | \$118,500 | 1804 | 3 | 1.1 | 13 | 46 |
| Maximum | \$149,900 | \$145,000 | 1814 | 4 | 2 | 198 | 198 |
| Average | \$137,425 | \$131,375 | 1809 | 3 | 2 | 73 | 125 |
| Sold properties closed averaging 95.6% of their Final List Price (FLP). This reflects a 4.4% difference between property sale prices and their FLP's. | | | | | | | |

Market Analysis Summary (continued)

Currently for Sale

Comparables

| MLS # | Stat | Address | List Price | # Rms | Beds | Baths | LMT | MT |
|----------|------|-------------------|------------|-------|------|-------|-----|-----|
| 07330861 | ACTV | 755 E NEW YORK ST | \$126,900 | 8 | 4 | 1.1 | 49 | 49 |
| 07261866 | ACTV | 150 N LOUCKS ST | \$129,500 | 6 | 3 | 1 | 131 | 146 |
| 07351207 | ACTV | 515 Gates ST | \$129,900 | 6 | 3 | 1 | 34 | 34 |
| 07342312 | ACTV | 590 E DOWNER PL | \$139,900 | 7 | 3 | 1 | 36 | 36 |

Statistics

Total Properties: 4

| | List Price | Approx SF | Beds | Baths | LMT | MT |
|---------|------------|-----------|------|-------|-----|-----|
| Minimum | \$126,900 | 1250 | 3 | 1 | 34 | 34 |
| Maximum | \$139,900 | 1314 | 4 | 1.1 | 131 | 146 |
| Average | \$131,550 | 1282 | 3 | 1 | 63 | 66 |

Detached Single
MLS #:07170038

Status: **CLSD**
List Price: \$119,900
Sold Price: \$118,500

Address: 933 E Galena Blvd
City: Aurora
Subdivision:
Bdrms:3
Baths: 1.1
Rms: 6
Fplcs: 0
Type: 1.5 Story
Lot Dimensions: 46X189

Zip: 60505
Area: 507
Year Built: 1924
Taxes: \$2,658
Approx SF:
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 8 E: 0 W: 33
Directions: SMITH TO GALENA EAST

Remarks: COMPLETELY REHABBED FROM TOP TO BOTTOM. SHOWS LIKE A MODEL. NEW FURNACE, FLOORS, CARPETING, AND PAINT THROUGHOUT. HUGE 2ND FLOOR LOFT BEDROOM W/BUILT IN DRESSERS AND STORAGE; FULL BASEMENT WITH NEW 1/2 BATH; ENCLOSED SEASONAL FRONT PORCH; 2 CAR GARAGE; HUGE BACK YARD! MUST SEE! THIS HOME IS ALSO AVAILABLE FOR RENT. HUGE PRICE REDUCTION! I AM MOTIVATED, MAKE AN OFFER!

Detached Single
MLS #:07333170

Status: **CLSD**
List Price: \$134,900
Sold Price: \$125,000

Address: 517 S Claim St
City: Aurora
Subdivision:
Bdrms:4
Baths: 2
Rms: 10
Fplcs: 0
Type: 2 Stories
Lot Dimensions: 64X119

Zip: 60505
Area: 507
Year Built: UNK
Taxes: \$2,295.74
Approx SF: 1804
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 7 E: 0 W: 35
Directions: GALENA W TO UNION N TO CLAIM ST WEST

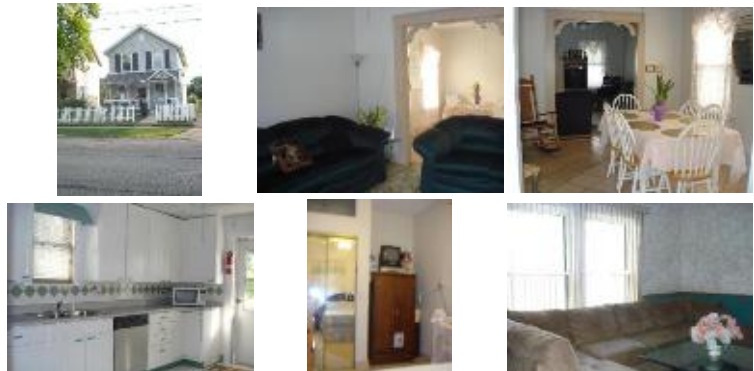
Remarks: PRICE REDUCED ON STUNNING HOME W/MANY "NEW'S". INVITING FRONT PORCH WELCOMES YOU. BRAND NEW BATHS&KITCHEN INCLD WHIRLPOOL TUB. NEW DUAL ZONE HEATING, VINYL SIDING,WINDOWS, CARPET & CERAMIC TILE THROUGHOUT. LARGE ROOM SIZES. PARTIALLY FIN BSMT W/EXTERIOR ACCESS. BIG FENCED YARD! BIG-NEW BACK DECK! SUPER SPACE 4 FAMILY&FRIEND GATHERINGS. WALK TO DOWNTOWN AURORA. PLUS CONVENIENT TO SHOPPING & PUBLIC TRANSPORTATION.

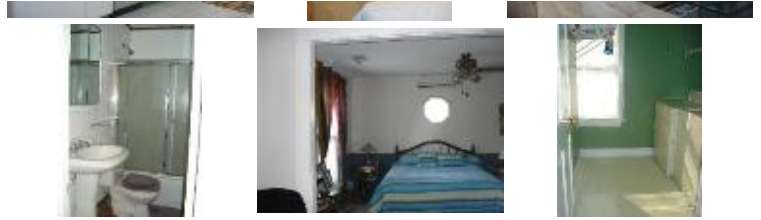
Detached Single
MLS #:07330861

Status: **ACTV**
List Price: \$126,900
Sold Price:

Address: 755 E New York St
City: Aurora
Subdivision:
Bdrms:4
Baths: 1.1
Rms: 8
Fplcs:
Type: 2 Stories
Lot Dimensions: 34X178

Zip: 60505
Area: 507
Year Built: 1900
Taxes: \$2,817
Approx SF:
Master Bath: No
Basement: Yes





Coordinates: N: 0 S: 7 E: 0 W: 34

Directions: TAKE FARNSWORTH TO NEW YORK E

Remarks: THIS HOUSE IS READY TO MOVE IN. ELECTRICITY, PLUMBING, FLOORS AND WALLS WERE RECENTLY REMODELED. THE FRIDGE AND STOVE ARE NEW. AND ALSO THIS HOUSE COMES WITH 2 CENTRAL AIR CONDITIONINGS. THIS ONE IS A QUICK CLOSING. !!!!

Prepared By: Daniel Shafron Robert Anthony Real Estate Ent

Detached Single
 MLS #:07261866
 Address: 150 N Loucks St
 City: Aurora
 Subdivision:
 Bdrms:3
 Baths: 1
 Rms: 6
 Fplcs:
 Type: 1.5 Story
 Lot Dimensions: 30 X 50

Status: **ACTV**
 List Price: \$129,500
 Sold Price:

Zip: 60505
 Area: 507
 Year Built: 1929
 Taxes: \$2,496
 Approx SF: 1314
 Master Bath: No
 Basement: Yes



Coordinates: N: 0 S: 7 E: 0 W: 34

Directions: NEW YORK W TO LOUCKS N TO HOME ON LEFT

Remarks: GREAT FOR FIRST TIME HOME BUYERS, COMPLETELY REHABBED HOME, NEW CARPET/PAIN THROUGHOUT HOME. REMODELED KITCHEN. LEASE OPTION AVAILABLE. CREATIVE FINANCING AVAILABLE!!! OWNER SAYS SELL!!!! BRING ALL OFFERS!!

Detached Single
 MLS #:07107470
 Address: 515 North Ave
 City: Aurora
 Subdivision:
 Bdrms:3
 Baths: 1.1
 Rms: 7
 Fplcs:
 Type: 2 Stories
 Lot Dimensions: 105X264

Status: **CLSD**
 List Price: \$149,900
 Sold Price: \$137,000

Zip: 60505
 Area: 507
 Year Built: 1900
 Taxes: \$3,072.40
 Approx SF: 1814
 Master Bath: No
 Basement: Yes



Coordinates: N: 0 S: 8 E: 0 W: 35

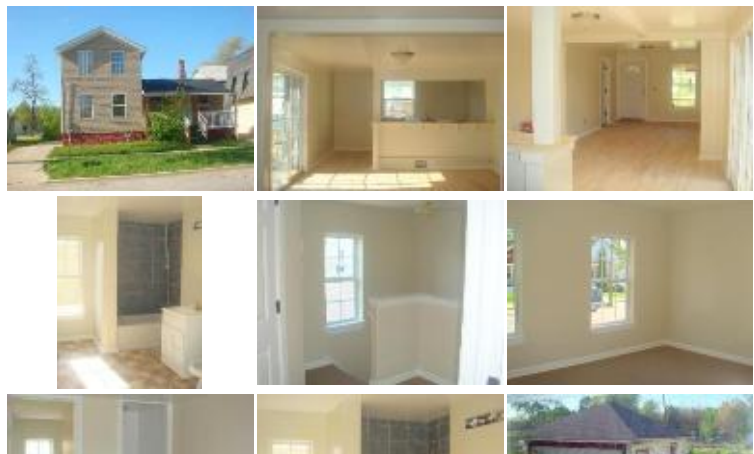
Directions: From Broadway or Rt 25 go east on North Avenue to home

Remarks: Motivated seller! Reduced nearly \$40K. Bring all offers. Home sits in the middle of three parcels for a total of over .60 acres. Newer high efficiency furnace and central air. Roof 5 years new. Updated plumbing and electric. Second floor sun porch off master bedroom. First floor deck off screened in porch. 2 car heated garage. Newer asphalt driveway, with plenty of off street parking.

Detached Single
 MLS #:07215637
 Address: 826 Kane St
 City: Aurora
 Subdivision:
 Bdrms:3
 Baths: 2
 Rms: 6
 Fplcs: 0
 Type: 2 Stories
 Lot Dimensions: 55X143

Status: **CLSD**
 List Price: \$145,000
 Sold Price: \$145,000

Zip: 60505-3736
 Area: 507
 Year Built: 1900
 Taxes: \$2,352.24
 Approx SF:
 Master Bath: No
 Basement: Yes





Coordinates: N: 0 S: 7 E: 0 W: 34

Directions: NEW YORK TO OHIO NORTH TO KANE, EAST

Remarks: BEATIUFUL HOME WITHEVERYTHING NEW....ROOF,WINDOWS,SIDING,INSULATION,DRYWALL,
PAINT,FLOORING,FURNACE,CENTRAL AIR,WATER HEATHER. IT IS A SPACIOUS HOME. JUST MOVE IN. !CON TODO NUEVO!

Prepared By: Daniel Shafron Robert Anthony Real Estate Ent

Detached Single
MLS #:07351207

Address: 515 Gates St
City: Aurora
Subdivision:
Bdrms:3
Baths: 1
Rms: 6
Fplcs:
Type: 2 Stories
Lot Dimensions: 40X132

Status: **ACTV**
List Price: \$129,900
Sold Price:

Zip: 60505
Area: 507
Year Built: 1929
Taxes: \$3,766
Approx SF: 1250
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 9 E: 0 W: 35

Directions: Galena E 2 Union S 2 5th F 2 Gates

Remarks: Recently rehabbed. New furnace, new kitchen and bath. All fresh paint, Hardwod floors throughout. Finished basement. Close to schools, quiet residential neighborhood.This is not a short sale, immediate response to offers applies

Detached Single
MLS #:07342312

Address: 590 E Downer Pl
City: Aurora
Subdivision:
Bdrms:3
Baths: 1
Rms: 7
Fplcs:
Type: 2 Stories
Lot Dimensions: 35 X 84

Status: **ACTV**
List Price: \$139,900
Sold Price:

Zip: 60505
Area: 507
Year Built: 1912
Taxes: \$2,776
Approx SF:
Master Bath: No
Basement: Yes



Coordinates: N: 0 S: 7 E: 0 W: 37

Directions: GALENA TO UNION SOUTH TO DOWNER WEST, N SIDE

Remarks: GREAT HOME FOR FIRST-TIME BUYERS! UPDATED KITCHEN AND BATH. ORIGINAL WOODWORK & HARDWOOD FLOORS. FULL BASEMENT AND WALK-UP ATTIC. ALL BRICK EXTERIOR.THIS ONE IS READY TO GO, AND EVEN BETTER WITH A LITTLE TLC!!
Being sold As Is

Comparables

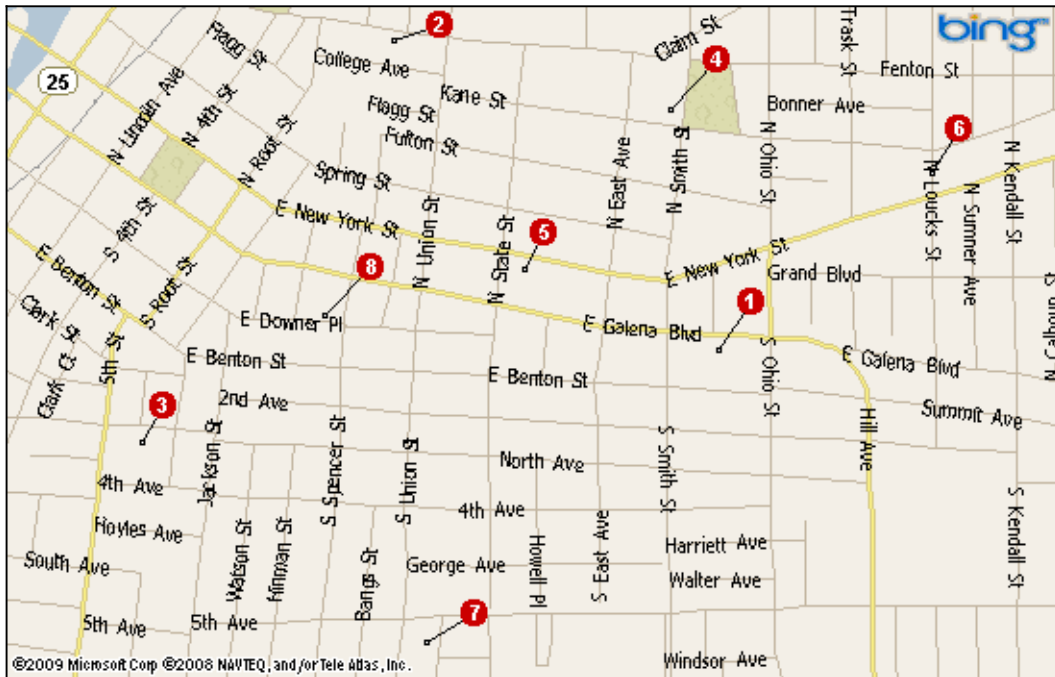
| | Subject Property | Comp #1 | Adjustment | Comp #2 | Adjustment | Comp #3 | Adjustment |
|--|---------------------------|---|------------|--|------------|---|------------|
| | No Photo Available |  | |  | |  | |
| Address: | | 933 E GALENA BLVD Aurora, Illinois 60505 | | 517 S CLAIM ST Aurora, Illinois 60505 | | 515 North AVE Aurora, Illinois 60505 | |
| MLS #: | | 07170038 | | 07333170 | | 07107470 | |
| Status: | | CLSD | | CLSD | | CLSD | |
| List Price: | | \$119, 900 | | \$134, 900 | | \$149, 900 | |
| Sold Price: | | \$118, 500 | | \$125, 000 | | \$137, 000 | |
| Closed Date: | | 08/13/2009 | | 11/06/2009 | | 08/31/2009 | |
| Market Time: | | 46 | | 170 | | 198 | |
| Total # Of Rooms: | | 6 | | 10 | | 7 | |
| Bedrooms: | | 3 | | 4 | | 3 | |
| Total Full/Half Baths: | | 1.1 | | 2 | | 1.1 | |
| Subdivision: | | | | | | | |
| Lot Size: | | Less Than .25 Acre | | Less Than .25 Acre | | .50-.99 Acre | |
| Approx Sq Ft: | | | | 1804 | | 1814 | |
| Type of House: | | 1.5 Story | | 2 Stories | | 2 Stories | |
| Dining Room: | | | | Combined w/ LivRm | | Separate | |
| Living Room Size: | | 16X13 | | 15X13 | | 17X12 | |
| Master Bedroom Size: | | 12X13 | | 17X10 | | 14X13 | |
| Model: | | | | | | | |
| Basement: | | Full, Partially Finished | | Full, Walkout, Partially Finished, Exterior Access | | Full, Unfinished | |
| Garage Type: | | 2 Car Garage | | Detached | | Detached, 2 Car Garage | |
| Parking: | | Off Street | | Off Street | | Unassigned, Off Street, Visitor Parking, On-Site | |
| Age: | | 51-100 Years | | Unknown | | 100+ Years | |
| Exterior Building Type: | | Aluminum/Vinyl/Steel Siding, Frame | | Aluminum/Vinyl/Steel Siding | | Aluminum/Vinyl/Steel Siding | |
| Elementary Sch Dist: | | 131 | | 131 | | 131 | |
| High Sch Dist: | | 131 | | 131 | | 131 | |
| Short Sale/Foreclosed/Court Approved: | | N/A | | N/A | | N/A | |
| | Total Adjustments: | | \$0 | | \$0 | | \$0 |
| | Adjusted Price: | | \$118500 | | \$125000 | | \$137000 |

Comparables (continued)

| | Subject Property | Comp #4 | Adjustment | Comp #5 | Adjustment | Comp #6 | Adjustment |
|--|---------------------------|---|------------|--|------------|---|------------|
| | No Photo Available |  | |  | |  | |
| Address: | | 826 KANE ST Aurora, Illinois 60505 | | 755 E NEW YORK ST Aurora, Illinois 60505 | | 150 N LOUCKS ST Aurora, Illinois 60505 | |
| MLS #: | | 07215637 | | 07330861 | | 07261866 | |
| Status: | | CLSD | | ACTV | | ACTV | |
| List Price: | | \$145,000 | | \$126,900 | | \$129,500 | |
| Sold Price: | | \$145,000 | | | | | |
| Closed Date: | | 07/02/2009 | | | | | |
| Market Time: | | 85 | | 49 | | 146 | |
| Total # Of Rooms: | | 6 | | 8 | | 6 | |
| Bedrooms: | | 3 | | 4 | | 3 | |
| Total Full/Half Baths: | | 2 | | 1.1 | | 1 | |
| Subdivision: | | | | | | | |
| Lot Size: | | Less Than .25 Acre | | Less Than .25 Acre | | Less Than .25 Acre | |
| Approx Sq Ft: | | | | | | 1314 | |
| Type of House: | | 2 Stories | | 2 Stories | | 1.5 Story | |
| Dining Room: | | Combined w/ LivRm | | Separate | | | |
| Living Room Size: | | 13X11 | | 14X11 | | 15X15 | |
| Master Bedroom Size: | | 13X12 | | 19X14 | | 12X15 | |
| Model: | | | | | | | |
| Basement: | | Full | | Full, Walkout, Unfinished | | Full, Unfinished | |
| Garage Type: | | Detached, 2.5 Car Garage | | None | | None | |
| Parking: | | Off Street | | Off Alley | | None/Not Applicable | |
| Age: | | 100+ Years | | 100+ Years | | 51-100 Years | |
| Exterior Building Type: | | Asbestos Siding | | Aluminum/Vinyl/Steel Siding | | Aluminum/Vinyl/Steel Siding | |
| Elementary Sch Dist: | | 131 | | 131 | | 131 | |
| High Sch Dist: | | 131 | | 131 | | 131 | |
| Short Sale/Foreclosed/Court Approved: | | N/A | | | | | |
| | Total Adjustments: | | \$0 | | \$0 | | \$0 |
| | Adjusted Price: | | \$145000 | | \$126900 | | \$129500 |

Comparables (continued)

| | Subject Property | Comp #7 | Adjustment | Comp #8 | Adjustment |
|--|---------------------------|--|------------|---|------------|
| | No Photo Available |  | |  | |
| Address: | | 515 Gates ST Aurora, Illinois 60505 | | 590 E DOWNER PL Aurora, Illinois 60505 | |
| MLS #: | | 07351207 | | 07342312 | |
| Status: | | ACTV | | ACTV | |
| List Price: | | \$129,900 | | \$139,900 | |
| Sold Price: | | | | | |
| Closed Date: | | | | | |
| Market Time: | | 34 | | 36 | |
| Total # Of Rooms: | | 6 | | 7 | |
| Bedrooms: | | 3 | | 3 | |
| Total Full/Half Baths: | | 1 | | 1 | |
| Subdivision: | | | | | |
| Lot Size: | | Less Than .25 Acre | | Less Than .25 Acre | |
| Approx Sq Ft: | | 1250 | | | |
| Type of House: | | 2 Stories | | 2 Stories | |
| Dining Room: | | Combined w/ LivRm | | | |
| Living Room Size: | | 10X13 | | 13X12 | |
| Master Bedroom Size: | | 12X12 | | 14X10 | |
| Model: | | | | | |
| Basement: | | Full, Finished | | Full | |
| Garage Type: | | Detached, 1.5 Car Garage | | None | |
| Parking: | | None/Not Applicable | | None/Not Applicable | |
| Age: | | 51-100 Years | | 51-100 Years | |
| Exterior Building Type: | | Frame | | Brick | |
| Elementary Sch Dist: | | 131 | | 131 | |
| High Sch Dist: | | 131 | | 131 | |
| Short Sale/Foreclosed/Court Approved: | | | | | |
| | Total Adjustments: | | \$0 | | \$0 |
| | Adjusted Price: | | \$129900 | | \$139900 |



| Key | MLS # | Status | Address | Price | Bedrooms | Total Full/Half Baths |
|-----|----------|--------|-------------------|-----------|----------|-----------------------|
| 1) | 07170038 | CLSD | 933 E GALENA BLVD | \$118,500 | 3 | 1.1 |
| 2) | 07333170 | CLSD | 517 S CLAIM ST | \$125,000 | 4 | 2 |
| 3) | 07107470 | CLSD | 515 North AVE | \$137,000 | 3 | 1.1 |
| 4) | 07215637 | CLSD | 826 KANE ST | \$145,000 | 3 | 2 |
| 5) | 07330861 | ACTV | 755 E NEW YORK ST | \$126,900 | 4 | 1.1 |
| 6) | 07261866 | ACTV | 150 N LOUCKS ST | \$129,500 | 3 | 1 |
| 7) | 07351207 | ACTV | 515 Gates ST | \$129,900 | 3 | 1 |
| 8) | 07342312 | ACTV | 590 E DOWNER PL | \$139,900 | 3 | 1 |