



Lexington Heritage in Arlington Heights Market Study and Price/Value Backup as of 10/31/16

After examining the residential resale activity in Arlington Heights and surrounding areas, all indications are that the targeted pricing and sales pace for Lexington Heritage in Arlington Heights is very achievable.

In order to maximize the report's accuracy, I only used comparables of similar products within Arlington Heights proper, (with most comps being within two miles of the site), and with all transactions occurring within the last six months.

Also important to note. The vast majority of townhouses in Arlington Heights with front-loaded garages and entrances (Frenchman's Cove, Lake Arlington Towne, Arlington on the Ponds, etc.) are 20+ years old.

Product proposed for Lexington Heritage

2-STORY TOWNHOMES * FRONT LOADED GARAGES * BASEMENT INCLUDED					
<i>Unit</i>	<i>Sq Ft</i>	<i>BRs</i>	<i>Baths</i>	<i>Price</i>	<i>Price/Sq Ft</i>
New Unit A	1650 plus basement	2-3	2½	\$385,000	\$233
The Summitt	1950 plus basement	3	2½	\$405,000	\$207

3-STORY TOWNHOMES - REAR LOADED GARAGES					
<i>Unit</i>	<i>Sq Ft</i>	<i>BRs</i>	<i>Baths</i>	<i>Price</i>	<i>Price/Sq Ft</i>
Warrington	1750	2-3	2½	\$335,000	\$191
Coventry	1913	3	2½	\$350,000	\$182

3-story, rear-loaded garage, front-loaded entrance

Address	Sq Ft	BRs	Baths	# car pkg	Year built	Selling price	Price / sq ft
1525 E Arbor Ln	1719	3	2½	2	2015	\$336,100	\$196
1528 Arbbor Ln	1742	3	2½	2	2016	\$331,300	\$190
2736 N Greenwood Ave	2300	4	3½	2	2000	\$324,990	\$141
1512 Arbor Ln	1742	3	2½	2	2016	\$320,000	\$184
2623 N Greenwood Ave	1892	4	3	2	1998	\$317,000	\$168
2808 N Greenwood Ave	1892	4	3½	2	2000	\$313,500	\$166
2814 N Greenwood Ave	1892	4	3½	2	2000	\$312,500	\$165
2872 N Greenwood Ave	1892	4	3	2	1999	\$310,000	\$164
207 S Evergreen Ave	2400	3	3	2	2005	\$475,000	\$198

2-story, front loaded garage, front-loaded entrance

Address	Sq Ft	BRs	Baths	Basement	# car pkg	Year built	Selling price	Price / sq ft
103 S. Evergreen	1444	2	1½	NO	2	1999	\$318,000	\$220
315 W Park Pl Unit B-1	2150	3	3	YES	2	2009	\$440,000	\$205
2179 N. Lake Shore Cir	2000	2	3	YES	2	1987	\$367,500	\$184
3056 N. Daniels Ct	Unknown	3	2½	NO	2	1994	\$289,900	n/a
1935 N. Silver Lake Rd	1450	2	2½	NO	2	1994	\$254,900	\$176