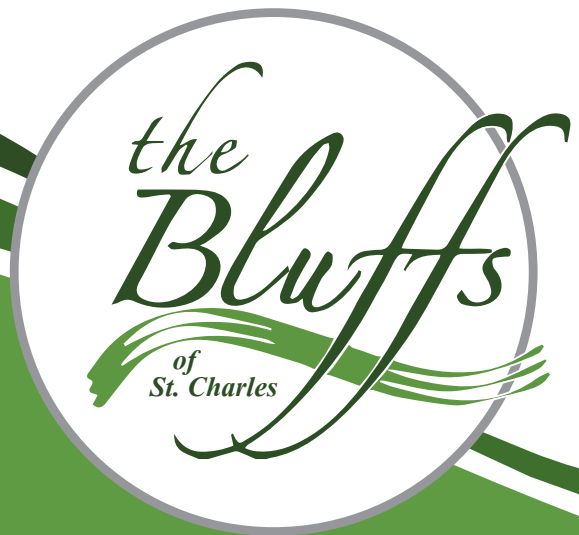


The Bluffs of St. Charles

Avanti Properties Group - Concept Plan Application

April 7, 2014



Project Team

Avanti
Properties
Group

**Avanti Properties Group /
Hudson Burnham**
Applicant

Joe Segobiano
800 Roosevelt Road
Glen Ellyn, IL 60137
630.474.9329



Wills Burke Kelsey Associates, Ltd
Planning & Engineering

Chuck Hanlon
116 West Main Street, Suite 201
St. Charles, IL 60174
630.701.2245



Metro Study
Market Analysis

Chris Huckstead
1331 Davis Road
Elgin, IL 60123
847.241.6570

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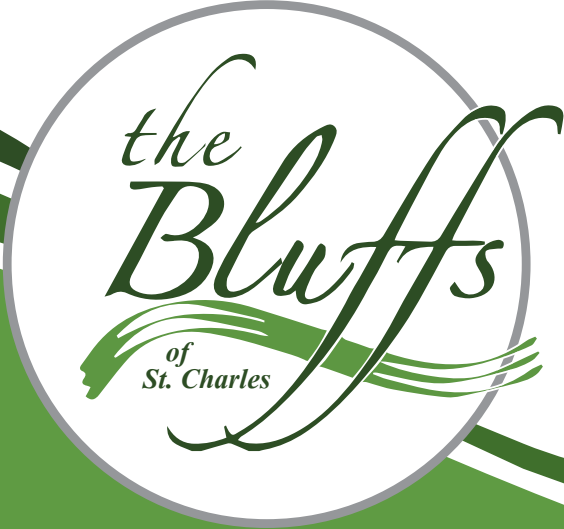
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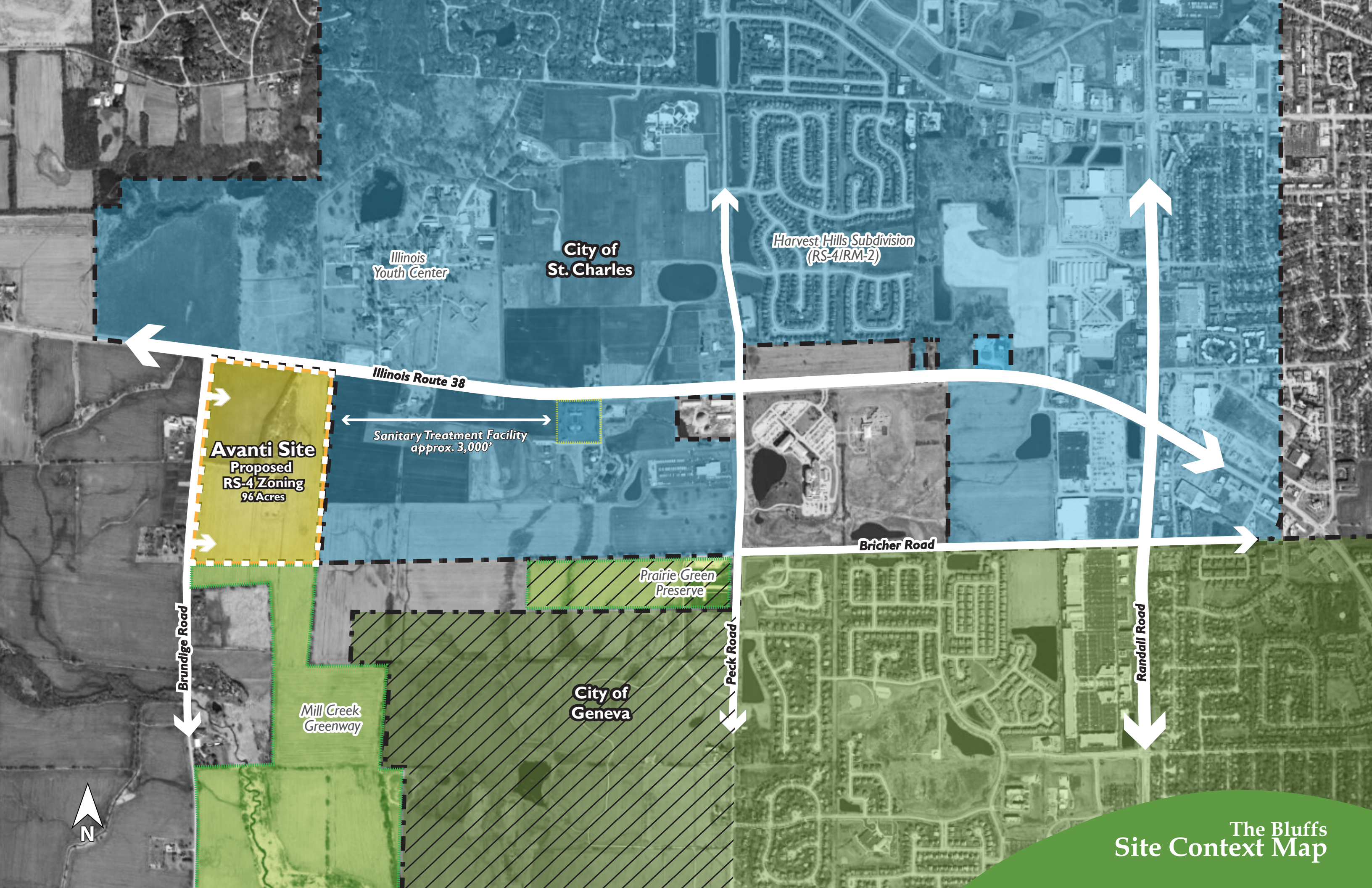
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Exhibits

The Bluffs of St. Charles





Illinois Youth Center

City of St. Charles

Harvest Hills Subdivision (RS-4/IRM-2)

Illinois Route 38

Sanitary Treatment Facility approx. 3,000'

Avanti Site
Proposed RS-4 Zoning
96 Acres

Bricher Road

Prairie Green Preserve

Brundige Road

Peck Road

Mill Creek Greenway

City of Geneva

Randall Road



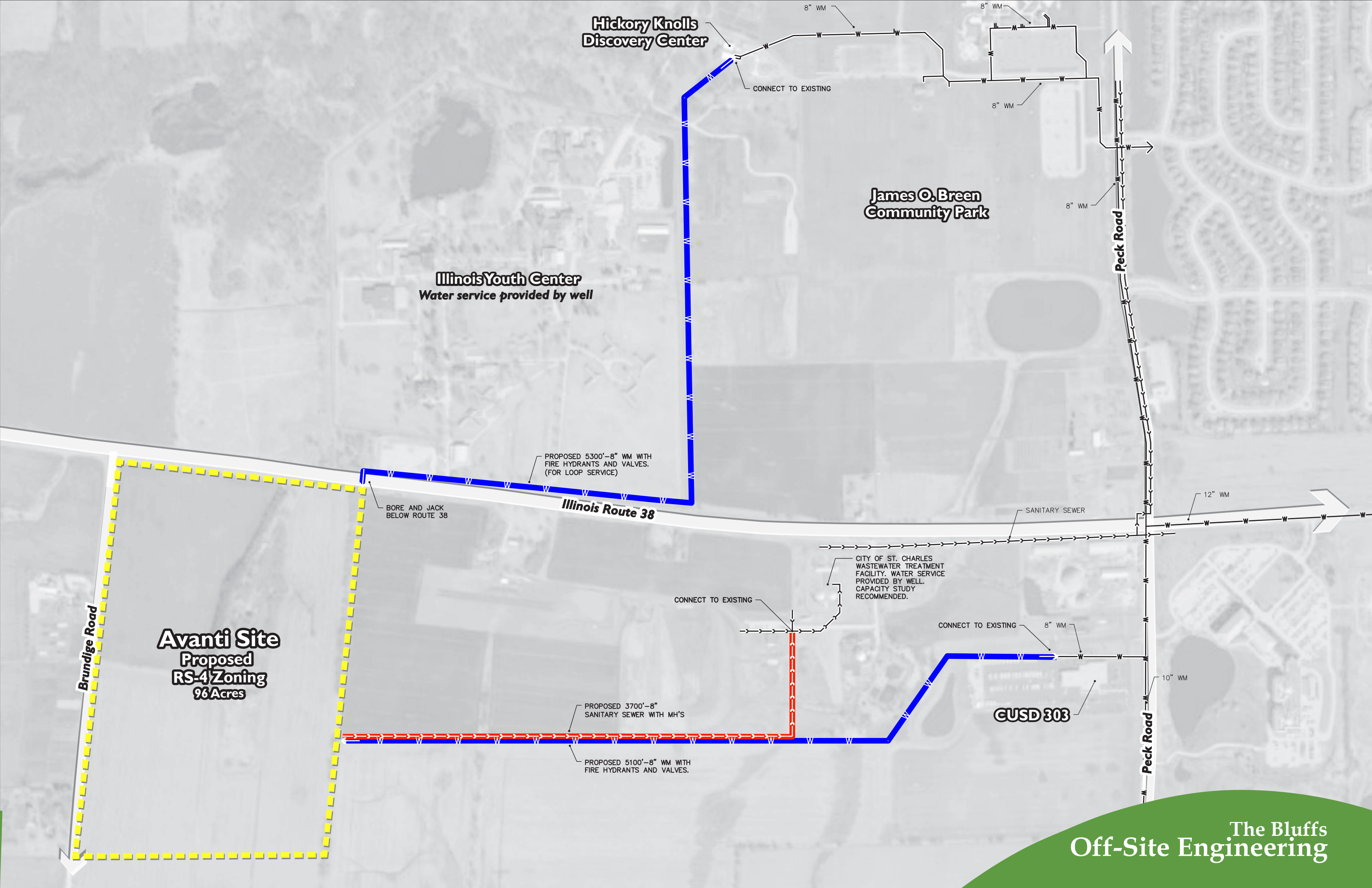
Hickory Knolls
Discovery Center

James O. Breen
Community Park

Illinois Youth Center
Water service provided by well

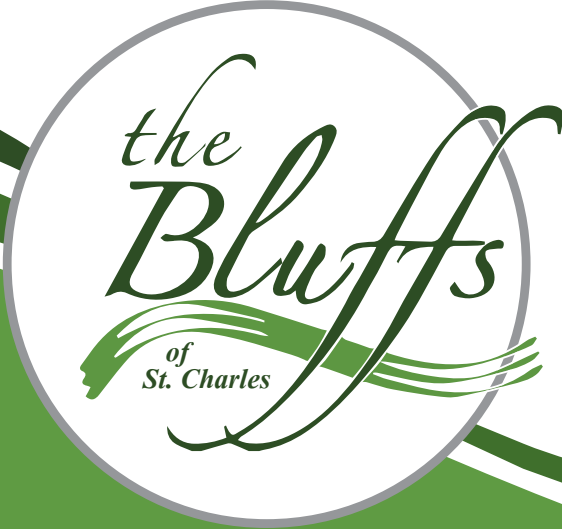
Avanti Site
Proposed
RS-4 Zoning
96 Acres

CUSD 303



Application

The Bluffs of St. Charles



CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<i>Bluffs of St Charles</i>
Project Number:	<i>2014 -PR- 011</i>
Application Number:	<i>2014 -AP- 018</i>

Received Date
RECEIVED
St. Charles, IL
APR 09 2014
CDD
Planning Division

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 08-36-400-003 and 08-36-300-004	
	Street Address (or common location if no address is assigned): 96 acres at Southeast corner of Brundige Road and Rte. 38	
2. Applicant Information:	Name Avanti Acquisition Company, LLC	Phone 407-628-8488
	Address 923 N. Pennsylvania Ave. Winter Park, FL	Fax
		Email
3. Record Owner Information:	Name Reliable Materials of Illinois, Inc., an Illinois corporation	Phone 630-698-4700
	Address 2250 Southwind Blvd., Bartlett, IL 60103	Fax 630-690-9652
		Email rich@wydp.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Avanti Acquisition Company, LLC	Phone 407-628-8488
	Address 923 N. Pennsylvania Ave. Winter Park, FL	Fax
		Email



Zoning and Use Information:

Current zoning of the property: Kane County Agriculture

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Agriculture and residential

Proposed zoning of the property. RS-4 PUD?

Proposed use of the property: Single Family Residential Homes

Comprehensive Plan Designation: Rural Residential

Attachment Checklist

APPLICATION: Completed application form signed by the applicant

PROOF OF OWNERSHIP and DISCLOSURE: Exhibit A

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper Exhibit B

PLAT OF SURVEY: Exhibit C

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

AERIAL PHOTOGRAPH: Exhibit D

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

PLANS: Exhibit E

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.



Concept Plans shall show:

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

□ SUMMARY OF DEVELOPMENT:

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

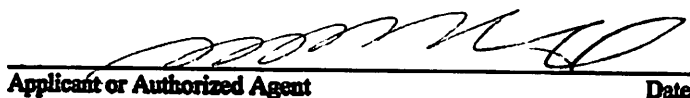
- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

Not Applicable

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


Record Owner

4/3/14
Date


Applicant or Authorized Agent

3/26/14
Date

MARVIN STAPIKO
President



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: The Bluffs of St. Charles

PLAT TO COMPLY WITH CITY ORDINANCES

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-4	Ordinance #:	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Building Height			
Minimum Front Yard			
Interior Side Yard			
Exterior Side Yard			
Minimum Rear Yard			
Yards Adjoining Major Arterials ¹			
% Overall Landscape Area			
Building Foundation Landscaping			
% Interior Parking Lot Landscape			
Landscape Buffer Yards ²			
# of Parking spaces			

¹ For purposes of this Section, Major Arterials include Randall Road, Main Street west of Randall Road, Main Street East of Tyler Road, and Kirk Road.

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.



City of St. Charles Land Cash Worksheet

*Number of units subject to change

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
2 bedroom	70.000	2.017	141.190	0.136	9.520	0.048	3.360	0.020	1.400
3 bedroom	145.000	2.899	420.355	0.369	53.505	0.173	25.085	0.184	26.680
4 bedroom	70.000	3.764	263.480	0.530	37.100	0.298	20.860	0.360	25.200
5 bedroom	0.000	3.770	0.000	0.345	0.000	0.248	0.000	0.300	0.000
Attached Single Family (Townhomes)									
1 bedroom	0.000	1.193	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2 bedroom	0.000	1.990	0.000	0.088	0.000	0.048	0.000	0.038	0.000
3 bedroom	0.000	2.392	0.000	0.234	0.000	0.058	0.000	0.059	0.000
4 bedroom	0.000	3.145	0.000	0.322	0.000	0.154	0.000	0.173	0.000
Multi Family (Condo/Apartment)									
Efficiency	0.000	1.294	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1 bedroom	0.000	1.758	0.000	0.002	0.000	0.001	0.000	0.001	0.000
2 bedroom	0.000	1.914	0.000	0.086	0.000	0.042	0.000	0.046	0.000
3 bedroom	0.000	3.053	0.000	0.234	0.000	0.123	0.000	0.118	0.000
Estimated Population	285.000		825.025		100.125		49.305		53.280
Park Acreage @ 10 acres per 1,000 population			8.25025	acres					
Park Land Dedication			0.000	acres					
Park Cash in Lieu @ \$240,500 per acre			\$1,984,185.13						
Elementary School Acreage @ .025 acres per student					2.503125				
Middle School Acreage @ .0389 acres per student						1.9179645			
High School Acreage @ .072 acres per student								3.83616	
Total School Acreage					8.2572495				
Total School Cash in Lieu @ \$240,500 per acre			\$1,985,868.50						

1 1/2 Mile Jurisdiction Park Cash in Lieu
 1 1/2 Mile Jurisdiction School Cash in Lieu

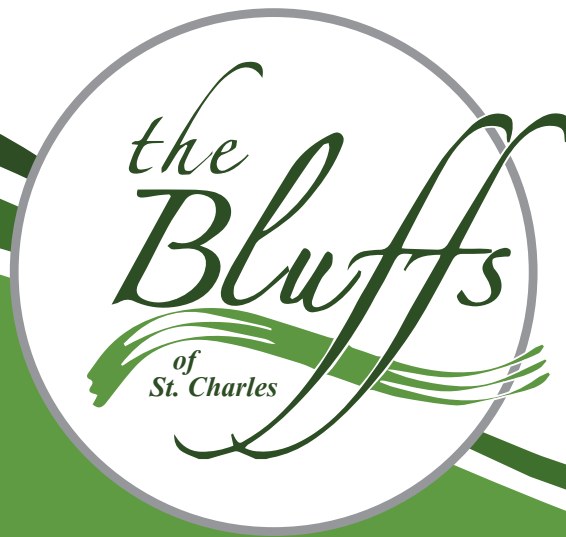
\$1,443,793.75
\$1,445,018.66

(Not for development within City of St. Charles)
 (Not for development within City of St. Charles)



Metro Study Market Study

The Bluffs of St. Charles



April 3, 2014

Mr. Joe Segobiano
Hudson Burnham Development Partners
800 Roosevelt Road, Building E, #420
Glen Ellyn, Illinois 60137

Re: City of St. Charles New Home Market

Dear Mr. Segobiano:

This brief letter is in response to your request for a summary on residential market activity and inventory in the area surrounding the proposed development of Bluffs of St. Charles in St. Charles, Illinois. The following contains summary statements regarding the local housing market. Metrostudy compiled data for a trade area bounded by the city boundaries of St. Charles. An appendix attached to this document contains a map outlining the trade area as well as all pertinent reports referred to in the following statements.

- 🔥 The City of St. Charles saw single-family new home production fall from nearly 350 starts in 2001 to just 4 starts in 2009. Since the bottom of the market in 2009, the market has slowly grown, to 17 single-family housing starts in 2012 and 33 single-family housing starts in 2013. New home closings have followed a similar trend, bottoming in 2011 with 5 total closings, and improving to 15 closings and 29 closings in 2012 and 2013 respectively.
- 🔥 New home inventory (finished and vacant new homes) is almost non-existent, relative to the current rate of demand. There are currently just 3 new single-family detached homes in inventory in the entire trade area. Based on annual demand of 29 closings, this represents a 1.2 month supply, down dramatically from the 10.0 month supply from two years ago. If the number of units under construction is included, total housing inventory increases to 12 units, a 6.6 month supply. Both of these figures are considered to be well below equilibrium levels.
- 🔥 There are a total of 114 vacant and developed lots for new single-family detached homes in the trade area. Based on the 33 annual new home starts that occurred, this equates to a 41.5 month supply, above typical equilibrium levels. It is important to note that there is an imbalance between the lot inventory on the ground in St. Charles and the activity that is occurring. The 114 lots are all located in communities targeting the higher price points, above \$500,000 while the 33 new home starts are predominantly in those price ranges from \$250,000 to \$350,000.
- 🔥 A closer look at lot inventory data reveals a 228 month supply of the larger lots targeted toward the upper end of the market, and a non-existent supply of lots for homes priced where demand exists. Smaller lots in the 7,200 and 9,500 square foot range currently are unavailable in the trade area.
- 🔥 Over 80% of the housing starts and closings that occurred in 2013 were base priced from \$250,000 to \$350,000, indicating builder's attempts to attract demand with more affordable housing. All of the total lot inventory had been targeting the over \$400,000 price segment. Many of these lots are being repositioned to target the market where the most demand lies (under \$350,000).



- 🔥 In today's housing market, the existing home market must also be considered, in addition to the new home market. The resale market within the City of St. Charles has been active, with 527 single-family transactions during the past year. The median price of these homes was \$229,500, up marginally from the \$225,000 median price in 2012 (364 total transactions in 2012).
- 🔥 It is evident that pricing expectations have changed in the trade area. During the market's peak, homes priced well above \$500,000 were the norm. In today's market, however, the resale market has hovered in the low to mid \$200,000's for the past three years. New home product that has sold, has been in the \$250,000 to \$350,000 price range.
- 🔥 It is the opinion of Metrostudy that a new home community in this particular trade area will have to be priced in the \$250,000 to \$350,000 range to attract potential home buyers. The significant amount of resale activity occurring in the trade area points to the existence of demand for homes, and as the amount of quality resale inventory has dwindled, the new home market should benefit (assuming product is appropriately priced).
- 🔥 In addition to more traditional single-family housing product, the active adult/age-targeted market should be considered. As population ages in place, product designed to meet the needs of the active adult buyer has proven successful throughout the region. In fact, six of the top ten selling new home communities in the Chicagoland market have an active adult component. The growth in the number of households entering the 55 and over age category is significant and will fuel the age targeted housing sector for many years to come.

This letter represents Metrostudy's brief opinion regarding the housing market in the trade area as defined above and is based on the information provided in the attachment to this letter. Should a more in depth analysis be necessary, I would be happy to put together a proposal to conduct detailed market research, including product analysis and forecasts of housing demand in the City of St. Charles. Please let me know if you have questions or comments, or if there is any other information that I can provide.

Sincerely,

Christopher Huecksteadt

Christopher Huecksteadt
Regional Director
Metrostudy

Appendix attached.

Transaction Overview

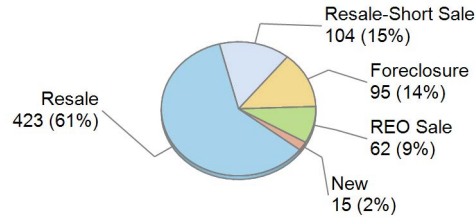
Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

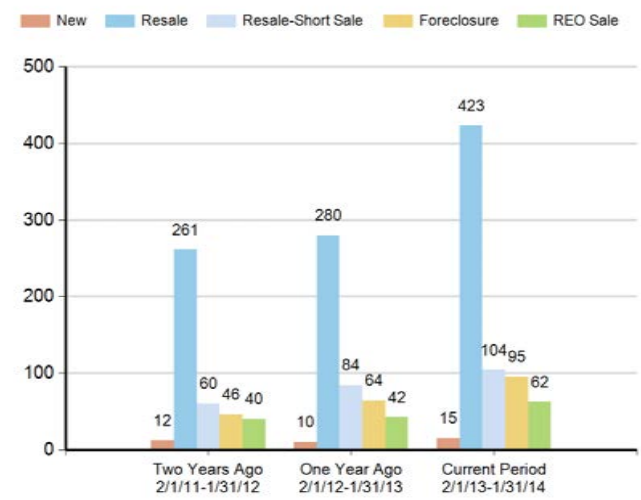
Transactions by Transaction Value Distribution



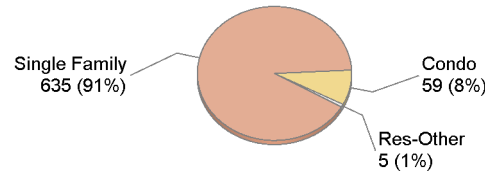
Transaction Type Distribution



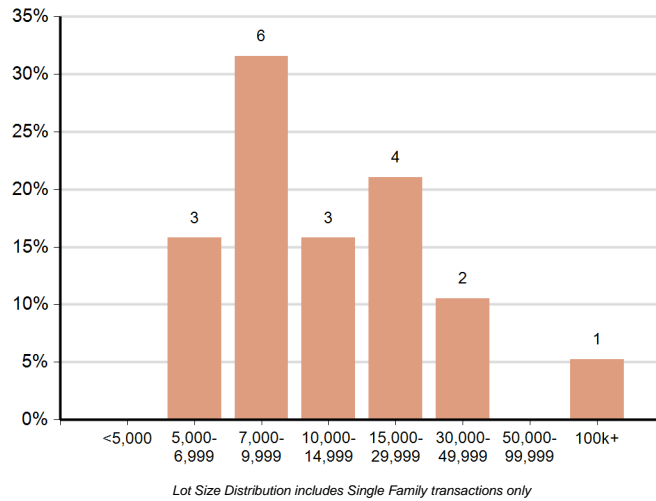
Transactions by Period



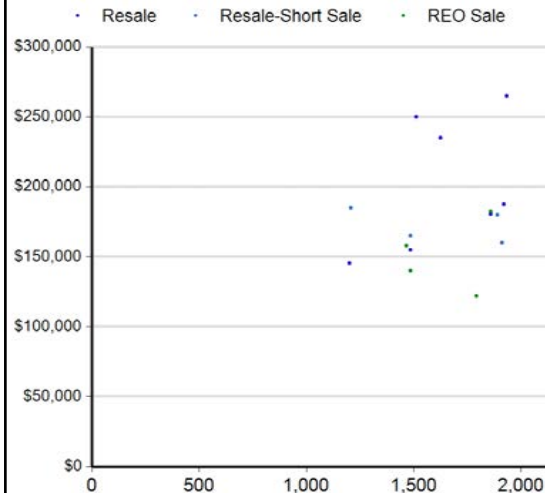
Product Type Distribution



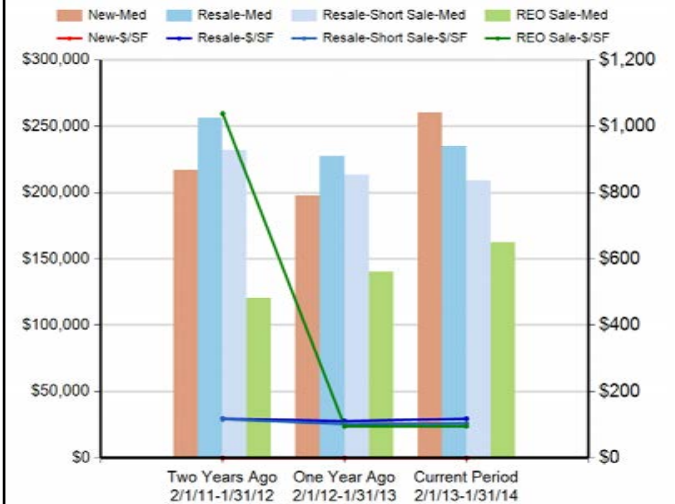
Transactions by Lot Size Distribution



Transaction Value vs. Square Footage



Median Transaction Value and \$/SF



Report includes residential transactions only

Spotlight on New Construction

Census Place - St. Charles city (97% Coverage)

New Construction Activity By Year

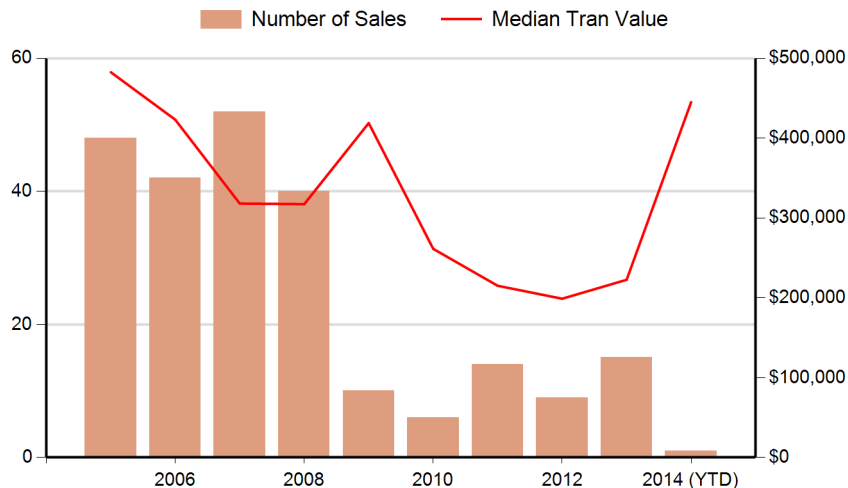
Year	New Home Closings	Median Tran Value	Average Tran Value	LTV%
2005	48	\$482,500	\$572,083	70.7%
2006	42	\$423,000	\$583,143	74.4%
2007	52	\$318,000	\$394,115	74.1%
2008	40	\$317,250	\$383,875	78.6%
2009	10	\$418,750	\$491,700	72.2%
2010	6	\$261,250	\$267,750	78.8%
2011	14	\$215,000	\$217,731	91.1%
2012	9	\$198,750	\$210,688	81.3%
2013	15	\$222,500	\$266,654	79.0%
2014 (YTD)	1	\$445,000	\$445,000	80.0%
Cumulative	237			

Top 20 Builder Ranking 2/1/13 - 1/31/14

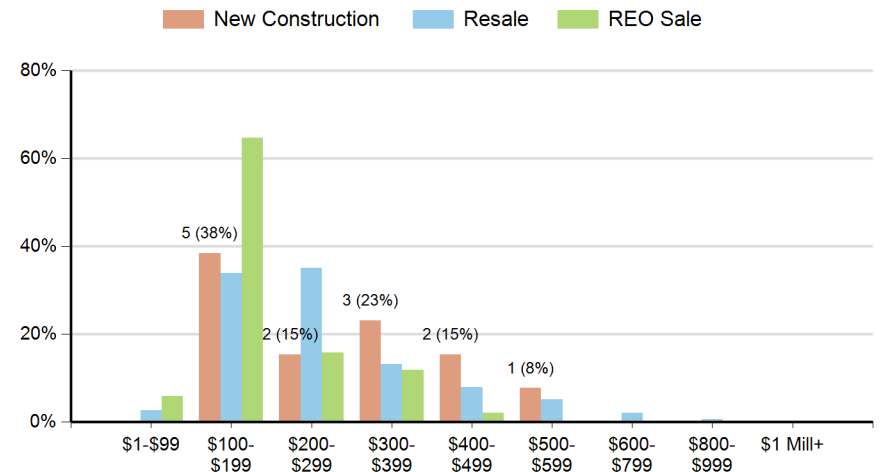
Rank	Builder	New Home Closings	Tran Volume	Med Tran Value	Avg Tran Value
1	MILESTONE PROPERTIES STC LLC	2	\$610,000	\$305,000	\$305,000
2	JOHN HENRY BUILDER DEVELOPER I	2	\$0	\$0	\$0
3	GREENELEAF ENTS LLC	1	\$570,000	\$570,000	\$570,000
4	RIGHT RESIDENTIAL LLC-SERIES 5	1	\$445,000	\$445,000	\$445,000
5	DERRICO CUSTOM HOMES INC	1	\$431,500	\$431,500	\$431,500
6	NEW HORIZON DEV LLC	1	\$375,000	\$375,000	\$375,000
7	MICHAEL RAYMOND CUSTOM HMS	1	\$260,000	\$260,000	\$260,000
8	3 FOXES LLC	1	\$222,500	\$222,500	\$222,500
9	M/I Homes	1	\$195,000	\$195,000	\$195,000
10	HI-LO ENTS LLC	1	\$190,500	\$190,500	\$190,500
11	PENNYMAC CORP	1	\$181,000	\$181,000	\$181,000
12	DENNING J A & L E LIVING TRUST L	1	\$141,000	\$141,000	\$141,000
13	REUTER PROPERTIES LLC	1	\$130,000	\$130,000	\$130,000

*Volume, Median, Average based on partial valuation data

New Construction Trend Summary



New Construction Sales By Transaction Value 2/1/13 - 1/31/14



Report includes residential transactions only

Chicago et al, IL-IN-WI (February 2014)
Copyright Metrostudy

metrostudy
Sales: 1-800-639-3777 A hanleywood Company

Spotlight on Foreclosures

Census Place - St. Charles city (97% Coverage)

REO Activity By Year

Year	REO Properties Acquired**	REO Properties Sold	Net	Median REO Tran Value
2005	4	10	-6	\$327,500
2006	10	9	1	\$395,000
2007	20	9	11	\$320,000
2008	30	20	10	\$208,500
2009	36	26	10	\$197,500
2010	52	46	6	\$175,000
2011	40	42	-2	\$135,000
2012	57	40	17	\$135,000
2013	69	60	9	\$163,000
2014 (YTD)	9	5	4	\$171,500

Current Total REO Properties: **2**

Annual REO Sales (2/1/13-1/31/14): **62** \$162,000

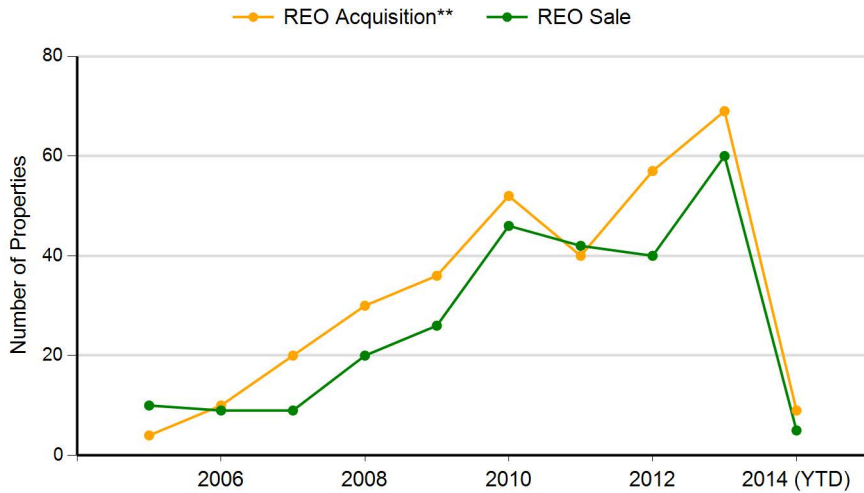
REO Sales Monthly Rate: **5.17**

REO Property Months of Supply: **0.39**

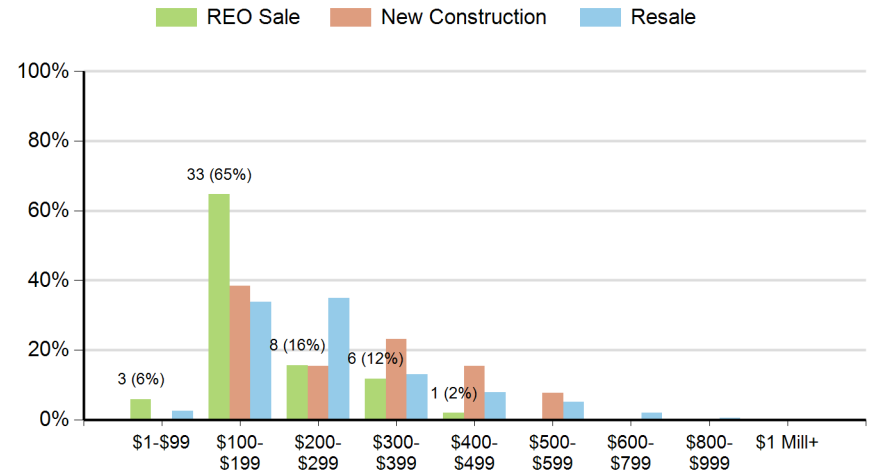
Top 20 REO Property Holders

Rank	Lender / Guarantor	Properties
1	FEDERAL HOME LOAN MTG CORP	1
1	TCF NATL BK	1
Current Total REO Properties		2

REO Trend Summary



Sales By Transaction Value 2/1/13 - 1/31/14



**Unique properties where title transferred to Lender or Guarantor; does not include foreclosures that were purchased at auction.

Report includes residential transactions only

Spotlight on Lender Activity

Census Place - St. Charles city (97% Coverage)

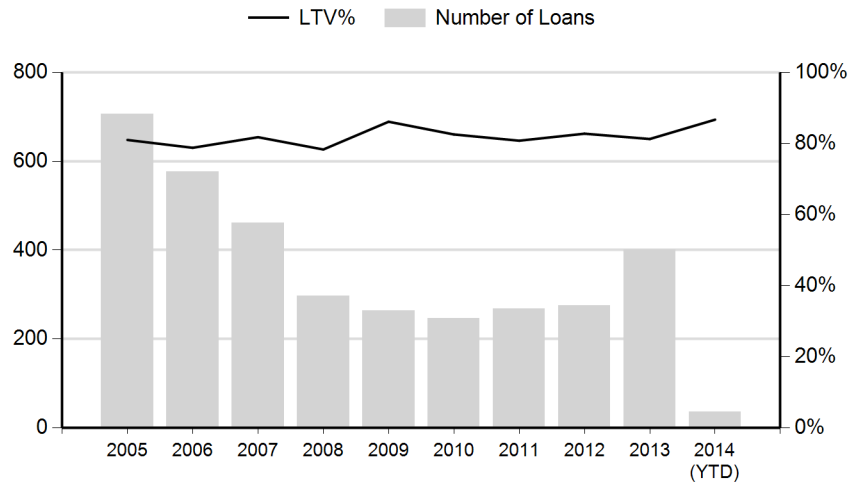
Loan Activity By Year

Year	Loans	Median Loan Amount	Average Loan Amount	LTV%
2005	706	230,925	267,020	81.0%
2006	577	237,153	291,053	78.8%
2007	461	235,000	272,470	81.8%
2008	297	228,345	306,757	78.3%
2009	263	202,759	245,304	86.1%
2010	246	206,196	239,968	82.5%
2011	268	211,737	244,426	80.8%
2012	275	184,166	233,957	82.8%
2013	400	205,575	230,258	81.3%
2014 (YTD)	36	206,494	231,104	86.7%
Cumulative	3,529			

Top 20 Lender Ranking 2/1/2013 - 1/31/2014

Rank	Lender / Guarantor	Loans	Loan Volume	Median Amt	Average Amt
1	GUARANTEED RATE INC	43	\$10,002,069	\$187,210	\$232,606
2	WELLS FARGO BANK	25	\$8,364,337	\$308,000	\$334,573
3	J P MORGAN CHASE BANK	18	\$4,104,849	\$214,542	\$228,047
4	FIFTH THIRD MORTGAGE CO	17	\$4,246,502	\$213,000	\$249,794
5	WINTRUST MORTGAGE CORP	17	\$3,287,518	\$172,000	\$193,383
6	FIRST CENTENNIAL MORTGAGE CO	16	\$2,914,273	\$175,779	\$182,142
7	COMPASS MORTGAGE INC	14	\$3,364,360	\$214,012	\$240,311
8	CHERRY CREEK MORTGAGE CO INC	12	\$2,911,999	\$230,088	\$242,667
9	KEY MORTGAGE SERVICE INC	12	\$2,390,775	\$187,960	\$199,231
10	PNC MORTGAGE	11	\$2,156,996	\$192,000	\$196,091
11	US BANK NA	8	\$2,227,668	\$190,000	\$278,459
12	MIDWEST COMMUNITY BANK	8	\$1,634,309	\$223,625	\$204,289
13	BMO HARRIS BANK	7	\$1,459,175	\$234,000	\$208,454
14	PHH HOME LOANS LLC	7	\$1,442,469	\$216,997	\$206,067
15	OLD SECOND NATIONAL BANK	7	\$1,381,350	\$168,750	\$197,336
16	QUICKEN LOANS INC	7	\$1,354,968	\$190,000	\$193,567
17	FIRST FEDERAL SAVINGS BANK	6	\$1,250,700	\$223,300	\$208,450
18	CITIBANK NA	6	\$1,185,200	\$149,000	\$197,533
19	NATIONAL BANK	6	\$933,075	\$162,663	\$155,513
20	FIRST ADVANTAGE MORTGAGE	5	\$1,943,283	\$308,750	\$388,657

Loan Volume Trend Summary



Loan Volume By Loan Amount 2/1/13 - 1/31/14



Report includes residential transactions only

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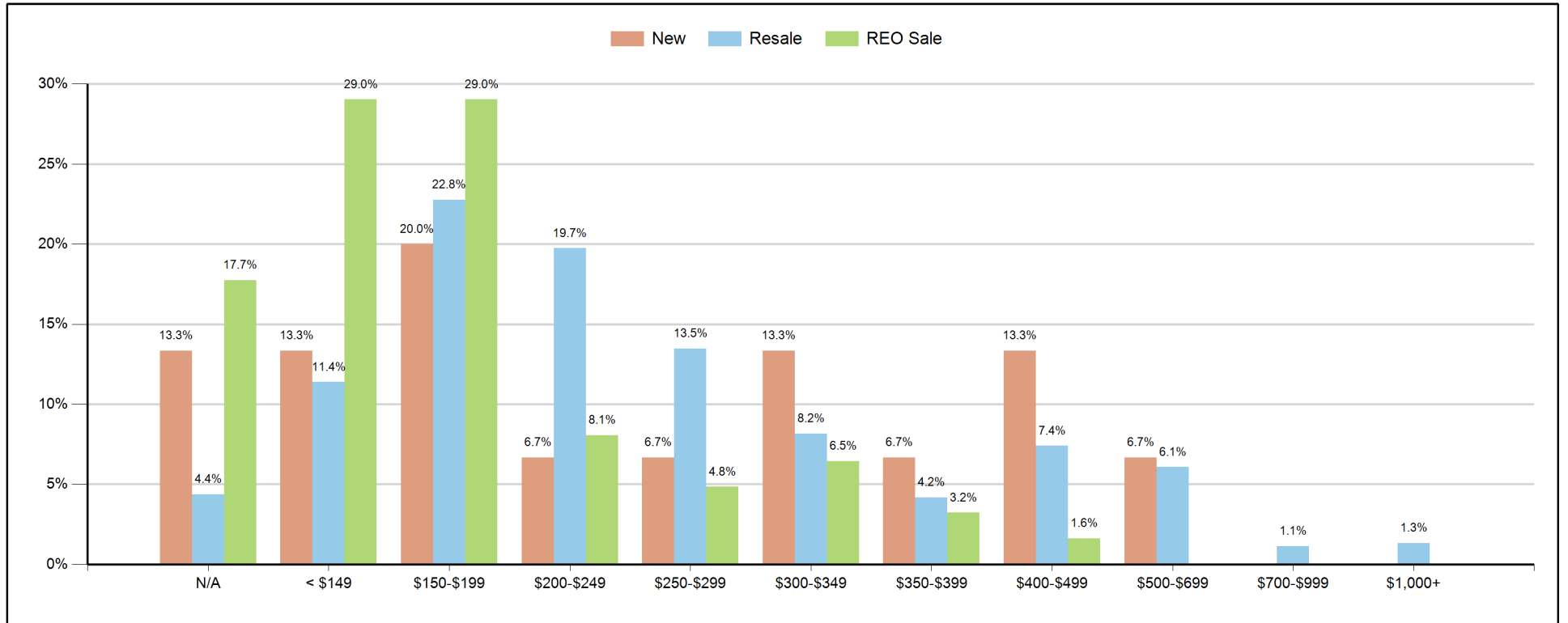
metrostudy
Sales: 1-800-639-3777 A hanleywood Company

Transactions by Price Range

Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

Transaction Type	Transaction Value																						Total #
	N/A		< \$149		\$150-\$199		\$200-\$249		\$250-\$299		\$300-\$349		\$350-\$399		\$400-\$499		\$500-\$699		\$700-\$999		\$1,000+		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
New	2	13.3%	2	13.3%	3	20.0%	1	6.7%	1	6.7%	2	13.3%	1	6.7%	2	13.3%	1	6.7%					15
Resale	23	4.4%	60	11.4%	120	22.8%	104	19.7%	71	13.5%	43	8.2%	22	4.2%	39	7.4%	32	6.1%	6	1.1%	7	1.3%	527
REO Sale	11	17.7%	18	29.0%	18	29.0%	5	8.1%	3	4.8%	4	6.5%	2	3.2%	1	1.6%							62
Selection Totals	36	6.0%	80	13.2%	141	23.3%	110	18.2%	75	12.4%	49	8.1%	25	4.1%	42	7.0%	33	5.5%	6	1.0%	7	1.2%	604



Report includes residential transactions only

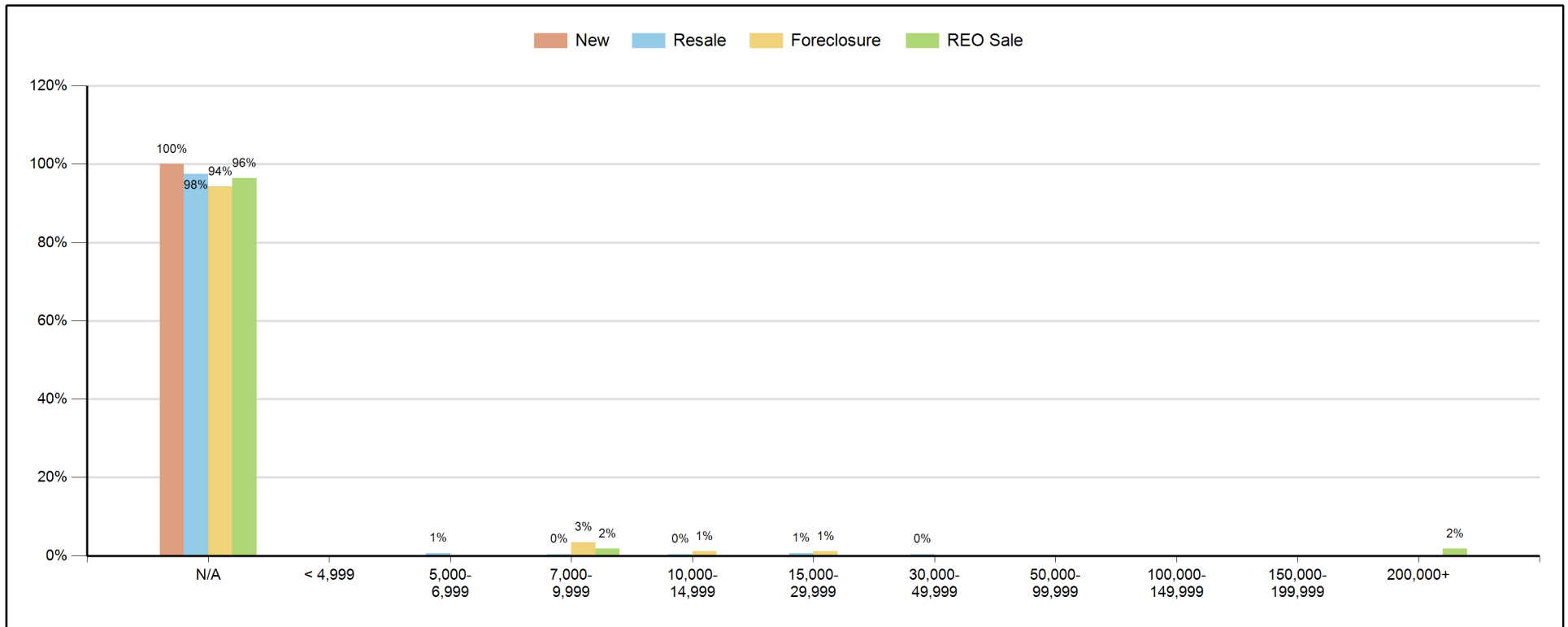
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Transactions by Lot Size

Census Place - St. Charles city (97% Coverage)

Date Range: 2/1/2013 - 1/31/2014

Transaction Type	N/A		< 4,999		5,000-6,999		7,000-9,999		10,000-14,999		15,000-29,999		30,000-49,999		50,000-99,999		100,000-149,999		150,000-199,999		200,000+		Total		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#		
New	9	100.0%																						9	
Resale	470	97.5%			3	0.6%	2	0.4%	2	0.4%	3	0.6%	2	0.4%										482	
Foreclosure	83	94.3%					3	3.4%	1	1.1%	1	1.1%												88	
REO Sale	54	96.4%					1	1.8%														1	1.8%	56	
Selection Totals	616	97.0%	0	0.0%	3	0.5%	6	0.9%	3	0.5%	4	0.6%	2	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	635



Report includes single family home transactions only

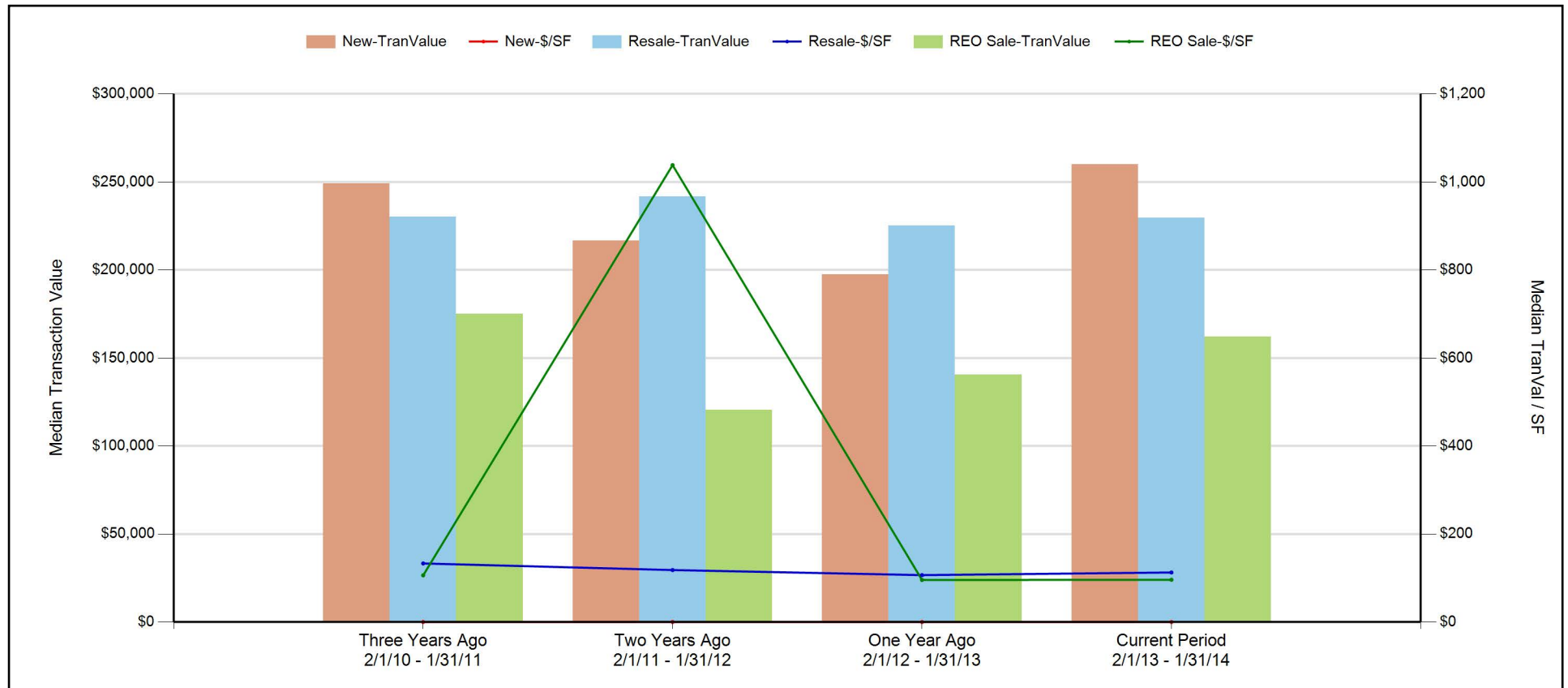
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Sales: 1-800-639-3777 A hanleywood Company

Transactions by Time Period

Census Place - St. Charles city (97% Coverage)

Transaction Type	Three Years Ago 2/1/10 - 1/31/11				Two Years Ago 2/1/11 - 1/31/12					One Year Ago 2/1/12 - 1/31/13					Current Period 2/1/13 - 1/31/14					Total Count	
	Count	Med \$ Val	\$/SF	MedLotSF	Count	Med \$ Val	% Chg	\$/SF	MedLotSF	Count	Med \$ Val	% Chg	\$/SF	MedLotSF	Count	Med \$ Val	% Chg	Med SF	\$/SF		MedLotSF
New	6	\$249,000		9,145	12	\$216,500	-13.1%		14,809	10	\$197,500	-8.8%		5,227	15	\$260,000	31.6%				43
Resale	312	\$230,000	\$133	10,019	321	\$241,500	5.0%	\$118	10,672	364	\$225,000	-6.8%	\$107	13,068	527	\$229,500	2.0%	1,498	\$113	10,890	1,524
Foreclosure	59	n/a		6,534	46	n/a			9,583	64	n/a			190,793	95	n/a		1,484		8,712	264
REO Sale	48	\$175,000	\$106	5,663	40	\$120,500	-31.1%	\$1,038	4,792	42	\$140,500	16.6%	\$96		62	\$162,000	15.3%	1,638	\$96	190,139	192
Selection Totals	425	\$225,000	\$129	7,840	419	\$230,000	2.2%	\$128	10,454	480	\$208,000	-9.6%	\$104	11,544	699	\$225,000	8.2%	1,484	\$109	10,019	2,023



Report includes residential transactions only

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Sales: 1-800-639-3777 A hanleywood Company

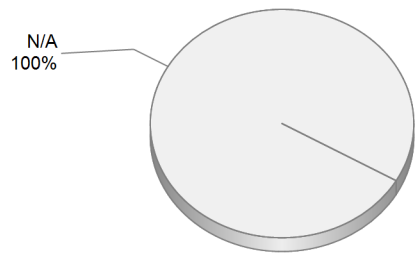
Transactions by Product Attributes

Census Place - St. Charles city (97% Coverage)

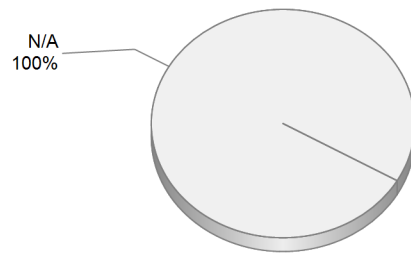
Date Range: 2/1/2013 - 1/31/2014

Transaction Type		Bedrooms					Bathrooms						Square Footage										
		n/a	1	2	3	4+	n/a	<2	2	2.5	3	3.5+	n/a	<1,000	1,000-1,499	1,500-1,999	2,000-2,499	2,500-2,999	3,000-3,499	3,500-3,999	4,000+		
New	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Resale	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.7%	0.0%	1.7%	1.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
REO Sale	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	92.9%	0.0%	3.6%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Selection Totals	Attached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Detached	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.3%	0.0%	1.8%	1.6%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Total	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	96.7%	0.0%	1.7%	1.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

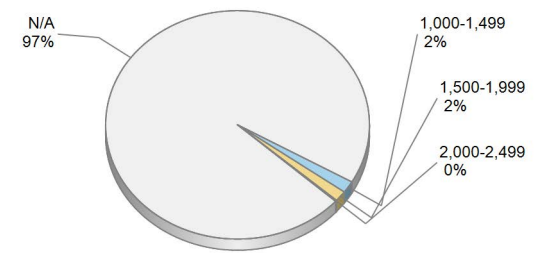
Bedroom Count Distribution



Bathrooms Count Distribution

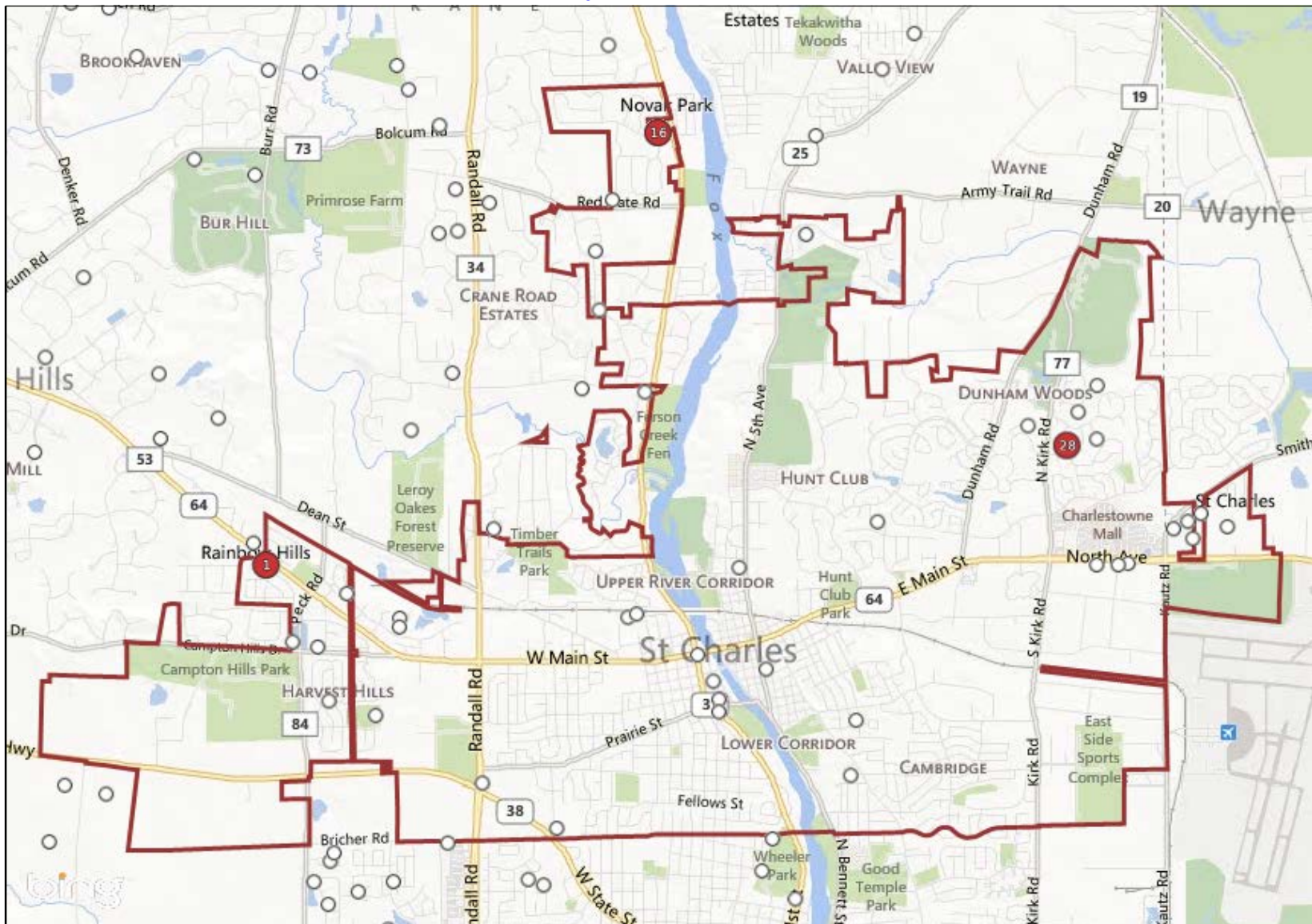


Building Square Feet Distribution



Current Activity and Profile Summary

City of St. Charles

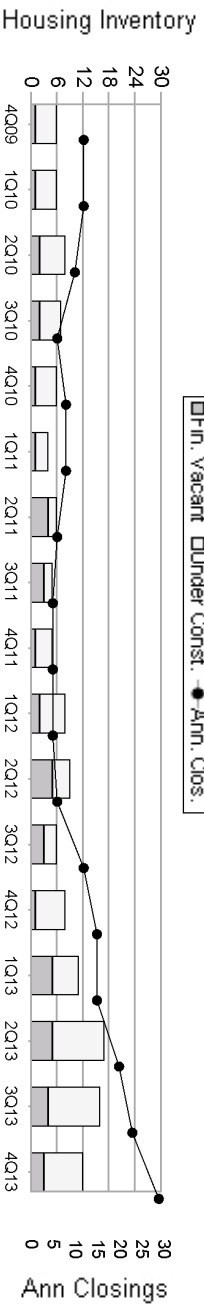


Historical Housing Activity Summary

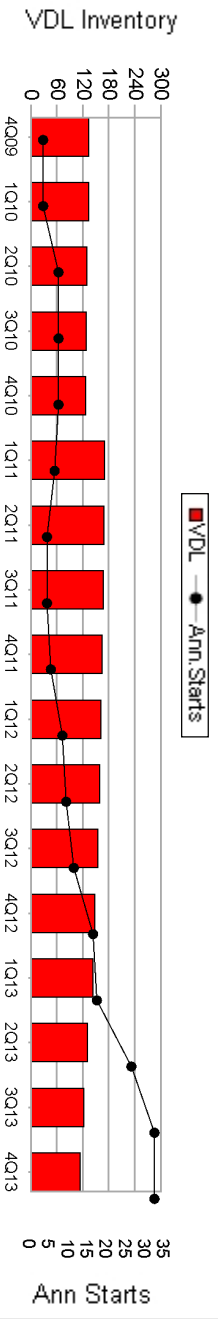
City of St. Charles

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q09	1	12	0	1	5	6	6.0	2	4	135	405.0	53	-1
1Q10	1	12	0	1	5	6	6.0	1	4	134	402.0	53	0
2Q10	2	10	0	2	6	8	9.6	4	8	130	195.0	53	0
3Q10	2	6	0	2	5	7	14.0	1	8	129	193.5	53	0
4Q10	3	8	0	1	5	6	9.0	2	8	127	190.5	53	0
1Q11	1	8	1	1	3	5	7.5	0	7	171	293.1	53	44
2Q11	0	6	1	4	2	7	14.0	2	5	169	405.6	53	44
3Q11	1	5	2	3	2	7	16.8	1	5	168	403.2	142	44
4Q11	3	5	2	1	4	7	16.8	3	6	165	330.0	100	44
1Q12	1	5	1	2	6	9	21.6	3	9	162	216.0	28	0
2Q12	1	6	2	5	4	11	22.0	3	10	159	190.8	28	0
3Q12	7	12	1	3	3	7	7.0	3	12	156	156.0	26	0
4Q12	6	15	1	1	7	9	7.2	8	17	148	104.5	26	0
1Q13	1	15	1	5	6	12	9.6	4	18	144	96.0	26	0
2Q13	6	20	1	5	12	18	10.8	12	27	132	58.7	26	0
3Q13	10	23	1	4	12	17	8.9	9	33	123	44.7	26	0
4Q13	12	29	1	3	9	13	5.4	8	33	115	41.8	26	0

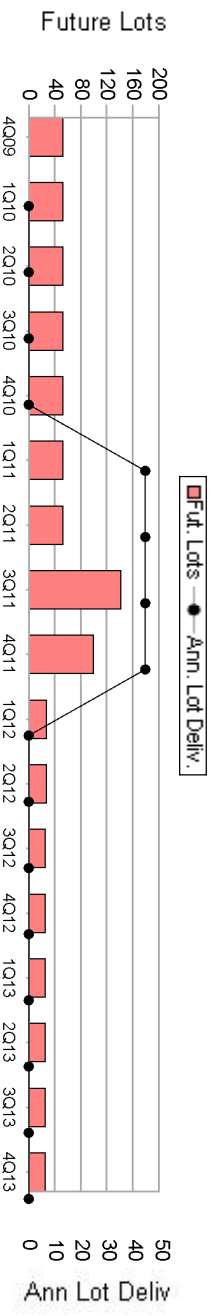
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Current Activity and Profile Report

City of St. Charles

Sorted by Subdivision

Map No	Subdivision Name	Assigned City	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
1	Artesian Springs	St. Charles	Act 1Q03	9,750	\$575-\$795	0	0	0	0	14	0	0	0	10	0	24
28	Majestic Oaks	St. Charles	Act 3Q00	11,970-15,000	\$390-\$825	0	0	0	0	126	0	0	0	12	0	138
16	Reserve of St. Charles, The	St. Charles	Act 1Q06	11,050	\$460-\$600	4	6	1	2	36	0	0	5	92	0	133
Selection Totals						4	6	1	2	176	0	0	5	114	0	295