

TERRENCE O'BRIEN & Co.

LA GRANGE HOSPITAL

Near Sales/Re-Sales

- 1) Location: 5225 Harvey Ave.
Western Springs, IL
- PIN: 18-08-325-004
- Sales Price 10/21/2004: \$395,000
Sales Price 11/29/1984: \$130,000
- Total Appreciation: \$265,000
- Time Span: 239+ mo.
- Total Appreciation Percent: 204% +
- Monthly Appreciation Percent: .85% +
- Distance From Helipad: 970+ Ft. Southwest
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- 2) Location: 5229 Clauser Ave.
Western Springs, IL
- PIN: 18-08-323-009
- Sales Price 09/16/2003: \$480,000
Sales Price 09/02/1997: \$280,000
- Total Appreciation: \$200,000
- Time Span: 72+ mo.
- Total Appreciation Percent: 71% +
- Monthly Appreciation Percent: .99% +
- Distance From Helipad: 1,200+ Ft. Southwest

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LA GRANGE HOSPITAL (cont'd)

Near Sales/Re-Sales (cont'd)

- 3) Location: 5204 Harvey Ave.
Western Springs, IL
- PIN: 18-08-323-036
- Sales Price 06/10/2005: \$760,000
Sales Price 07/17/1984: \$238,500
- Total Appreciation: \$521,500
- Time Span: 251+ mo.
- Total Appreciation Percent: 219% +
- Monthly Appreciation Percent: .87% +
- Distance From Helipad: 800+ Ft. Southwest
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- 4) Location: 5222 Harvey Ave.
Western Springs, IL
- PIN: 18-08-324-009
- Sales Price 12/28/2007: \$755,000
Sales Price 04/23/1996: \$326,000
- Total Appreciation: \$429,000
- Time Span: 140+ mo.
- Total Appreciation Percent: 132% +
- Monthly Appreciation Percent: .94% +
- Distance From Helipad: 1,000+ Ft. Southwest

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LA GRANGE HOSPITAL (cont'd)

Far Sales/Re-Sales

- 1) Location: 5301 Franklin
Western Springs, IL
- PIN: 18-08-314-001
- Sales Price 09/14/2005: \$610,000
Sales Price 07/09/1996: \$319,000
- Total Appreciation: \$291,000
- Time Span: 110+ mo.
- Total Appreciation Percent: 91% +
- Monthly Appreciation Percent: .83% +
- Distance From Helipad: 2,300+ Ft. Southwest
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- 2) Location: 609 52nd Place
Western Springs, IL
- PIN: 18-08-313-025
- Sales Price 01/30/2002: \$335,000
Sales Price 10/06/1977: \$ 93,500
- Total Appreciation: \$241,500
- Time Span: 291+ mo.
- Total Appreciation Percent: 258% +
- Monthly Appreciation Percent: .89% +
- Distance From Helipad: 2,260+ Ft. Southwest

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LA GRANGE HOSPITAL (cont'd)

Far Sales/Re-Sales (cont'd)

- 3) Location: 703 53rd Street
Western Springs, IL
- PIN: 18-08-310-019
- Sales Price 11/17/2006: \$515,000
Sales Price 04/25/2002: \$345,000
- Total Appreciation: \$170,000
- Time Span: 55+ mo.
- Total Appreciation Percent: 49% +
- Monthly Appreciation Percent: .89% +
- Distance From Helipad: 2,875+ Ft. Southwest
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- 4) Location: 5207 Howard
Western Springs, IL
- PIN: 18-08-312-013
- Sales Price 08/17/2005: \$415,000
Sales Price 03/16/1993: \$185,000
- Total Appreciation: \$230,000
- Time Span: 149+ mo.
- Total Appreciation Percent: 124% +
- Monthly Appreciation Percent: .83% +
- Distance From Helipad: 2,010+ Ft. Southwest

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LA GRANGE HOSPITAL (cont'd)

Near Properties - Average Monthly Appreciation

1)	.85%	±
2)	.99%	±
3)	.87%	±
4)	<u>.94%</u>	±
	3.65%	± ÷ 4 = <u>.91%</u> ±

Far Properties - Average Monthly Appreciation

1)	.83%	±
2)	.89%	±
3)	.89%	±
4)	<u>.83%</u>	±
	3.44%	± ÷ 4 = <u>.86%</u> ±

The data indicates no substantial differences in appreciation of Near Properties (1,200± feet or less) and Far Properties (2,000± feet or more).

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CHILDREN'S MEMORIAL HOSPITAL

Near Sales/Re-Sales

- 1) Location: 626 W. Fullerton Pkwy.
Chicago, IL
- PIN: 14-28-315-036
- Sales Price 08/19/2004: \$2,500,000
Sales Price 07/09/1990: \$ 960,000
- Total Appreciation: \$1,540,000
- Time Span: 169+ mo.
- Total Appreciation Percent: 160% +
- Monthly Appreciation Percent: .95% +
- Distance From Helipad: 550+ Ft. Northeast
-
- 2) Location: 620 W. Fullerton Pkwy.
Chicago, IL
- PIN: 14-28-315-038
- Sales Price 03/19/2004: \$2,250,000
Sales Price 04/07/1997: \$1,251,000
- Total Appreciation: \$ 999,000
- Time Span: 83+ mo.
- Total Appreciation Percent: 80% +
- Monthly Appreciation Percent: .96% +
- Distance From Helipad: 610+ Ft. Northeast

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CHILDREN'S MEMORIAL HOSPITAL (cont'd)

Near Sales/Re-Sales (cont'd)

- 3) Location: 2338 N. Geneva Terrace
Chicago, IL
- PIN: 14-33-102-027
- Sales Price 01/08/2008: \$2,000,000
Sales Price 11/18/2003: \$1,215,000
- Total Appreciation: \$ 785,000
- Time Span: 50+ mo.
- Total Appreciation Percent: 65% +
- Monthly Appreciation Percent: 1.30% +
- Distance From Helipad: 760+ Ft. East
-
- 4) Location: 621 W. Fullerton Pkwy.
Chicago, IL
- PIN: 14-33-102-036
- Sales Price 04/10/2002: \$945,000
Sales Price 04/28/2000: \$809,500
- Total Appreciation: \$135,500
- Time Span: 24+ mo.
- Total Appreciation Percent: 17% +
- Monthly Appreciation Percent: .71% +
- Distance From Helipad: 560+ Ft. Northeast

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CHILDREN'S MEMORIAL HOSPITAL (cont'd)

Far Sales/Re-Sales

- 1) Location: 2129 N. Cleveland Ave.
Chicago, IL
- PIN: 14-33-123-013
- Sales Price 10/17/2005: \$1,705,000
Sales Price 10/06/1997: \$ 775,000
- Total Appreciation: \$ 930,000
- Time Span: 96+ mo.
- Total Appreciation Percent: 120% +
- Monthly Appreciation Percent: 1.25% +
- Distance From Helipad: 2,100+ Ft. Southeast
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- 2) Location: 2122 N. Hudson Ave. - #2
Chicago, IL
- PIN: 14-33-123-061-1002
- Sales Price 12/29/2005: \$1,750,000
Sales Price 08/11/1999: \$1,212,500
- Total Appreciation: \$ 537,500
- Time Span: 76+ mo.
- Total Appreciation Percent: 44% +
- Monthly Appreciation Percent: .58% +
- Distance From Helipad: 2,350+ Ft. Southeast

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CHILDREN'S MEMORIAL HOSPITAL (cont'd)

Far Sales/Re-Sales (cont'd)

- 3) Location: 2208 N. Cleveland Ave.
Chicago, IL
- PIN: 14-33-112-024
- Sales Price 08/25/2006: \$1,575,000
Sales Price 10/04/1993: \$ 700,000
- Total Appreciation: \$ 875,000
- Time Span: 154+ mo.
- Total Appreciation Percent: 125% +
- Monthly Appreciation Percent: .81% +
- Distance From Helipad: 1,850+ Ft. Southeast
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- 4) Location: 630 W. Drummond Pl.
Chicago, IL
- PIN: 14-28-304-037
- Sales Price 04/10/2006: \$2,300,000
Sales Price 08/05/2002: \$1,507,000
- Total Appreciation: \$ 793,000
- Time Span: 44+ mo.
- Total Appreciation Percent: 53% +
- Monthly Appreciation Percent: 1.20% +
- Distance From Helipad: 2,200+ Ft. Northeast

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CHILDREN'S MEMORIAL HOSPITAL (cont'd)

Near Properties - Average Monthly Appreciation

1)	.95%	±
2)	.96%	±
3)	1.30%	±
4)	<u>.71%</u>	±
	3.92%	± + 4 = <u>.98%</u> ±

Far Properties - Average Monthly Appreciation

1)	1.25%	±
2)	.58%	±
3)	.81%	±
4)	<u>1.20%</u>	±
	3.84%	± + 4 = <u>.96%</u> ±

The data indicates no substantial differences in appreciation of Near Properties (760± feet or less) and Far Properties (1,850± feet or more).