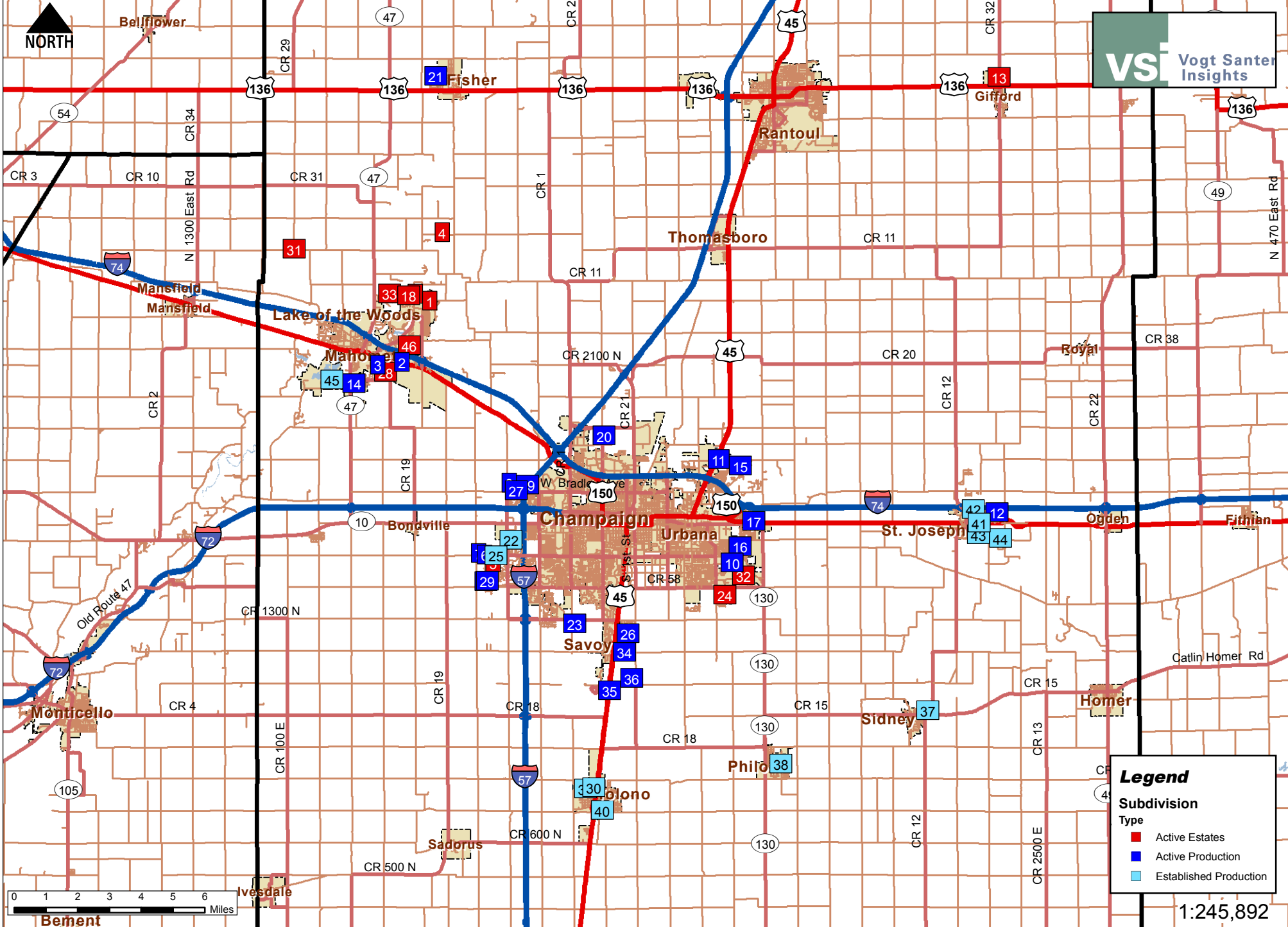


Addendum C – Field Survey of Single Family Homes

The following section is a field survey of single-family home subdivisions throughout Champaign County. Research was conducted for each development to establish amenities, absorption, and price characteristics. The collected data have been presented as follows:

- Each single-family development is listed in the analysis by Map I.D., and the accompanying maps can be found on Pages C-2 through C-12.
- A project listing that includes the name and status (active or established) of each development surveyed, the marketing period of the property, and a subjective evaluation of the quality of the development, the neighborhood, and the entryway on Pages C-13 through C-22.
- Aggregate data of the number of active development units sold, units available, and an analysis of estimated absorption by year on Page C-23.
- An absorption analysis based on actual sales period of product for each project on Pages C-24 and C-25.
- A summary of active developments, including first sale, last sale, units unsold and planned, average sales by month, and an average sale price on Pages C-26 through C-32. Note that the average sales by month are based on total months from first sale to last sale. For active projects, the sales by month are calculated from the date of the first closing to the date the property was surveyed.
- A listing of developments by school and tax district on Pages C-33 through C-35.
- A list of properties surveyed by lot density and average lot frontage on Page C-36 and Page C-37.
- A listing of subdivision amenities on Pages C-38 and C-39.
- Identification of any lot premiums on Pages C-40 through C-42.
- A calculation of sales by builder by year within the developments surveyed can be found on Page C-43.
- A list of active developments by product types offered in the development on Pages C-44 through C-49.
- A list of Estate Lot Subdivisions on Page C-50.

Champaign County, IL: Surveyed Single-family Subdivision Locations



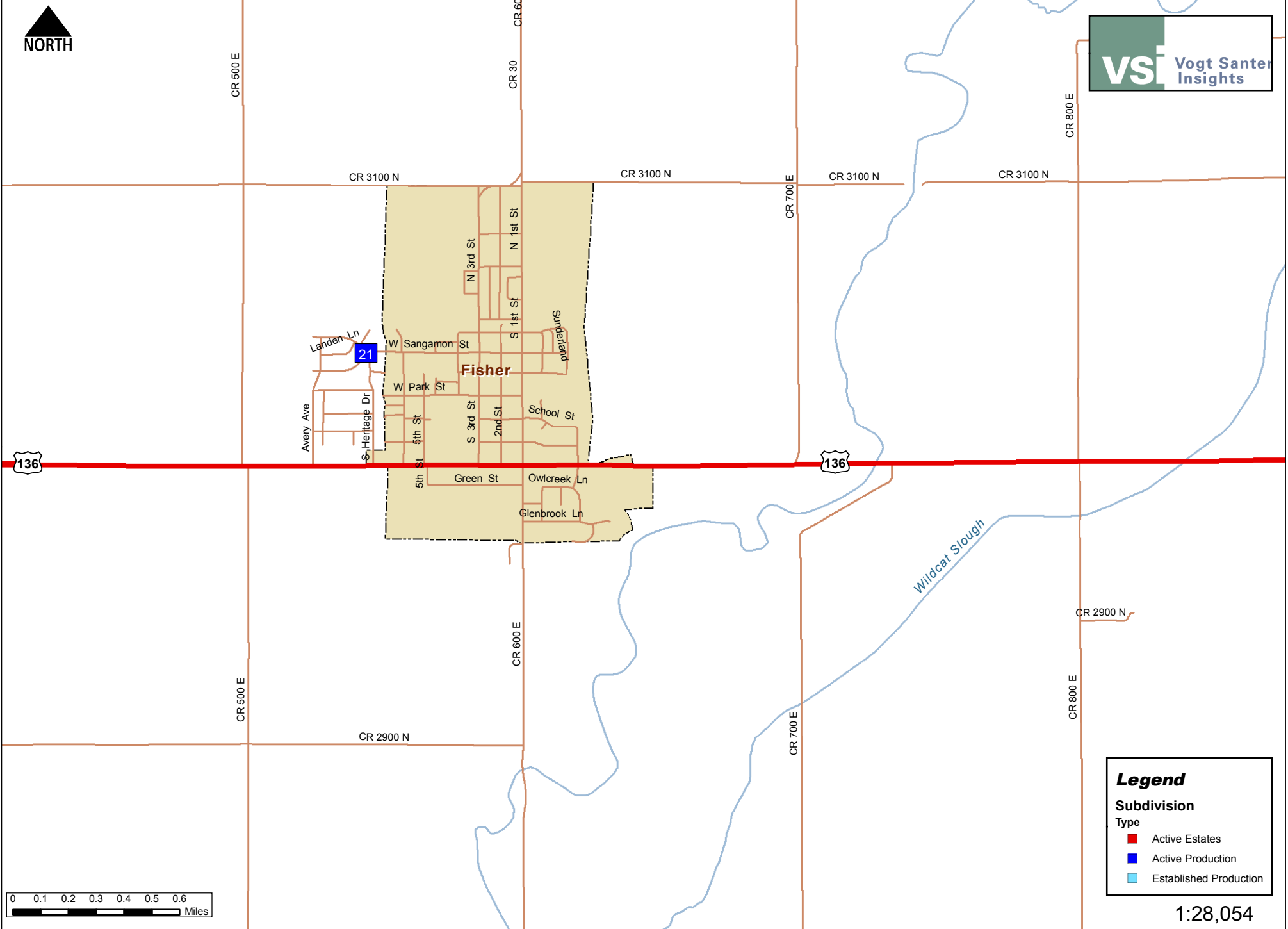
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Subdivision Type

- Active Estates
- Active Production
- Established Production

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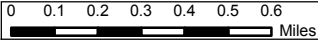
Fisher, IL: Surveyed Single-family Subdivision Locations



Legend

Subdivision Type

- Active Estates
- Active Production
- Established Production

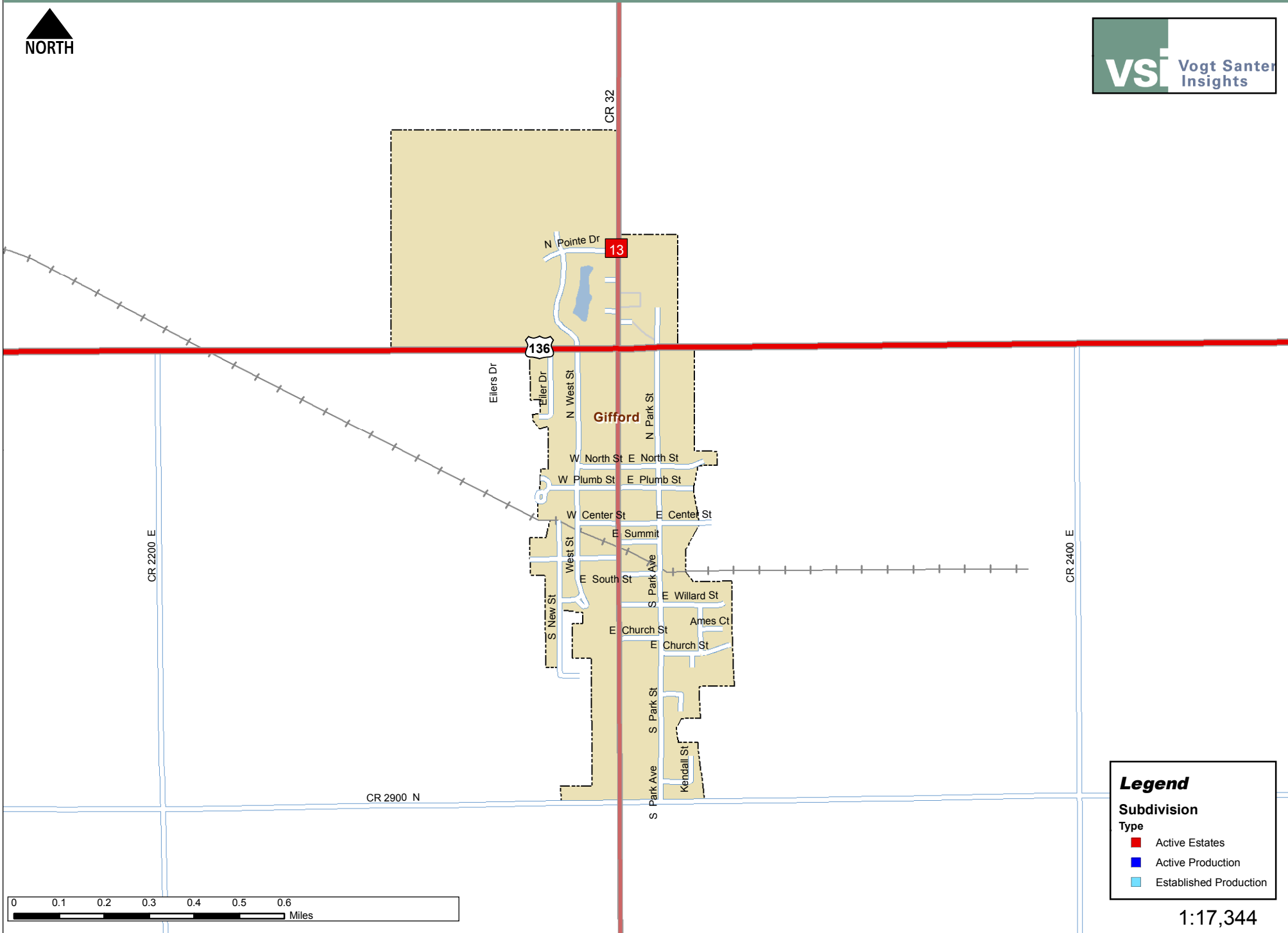


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Gifford, IL: Surveyed Single-family Subdivision Locations



NORTH



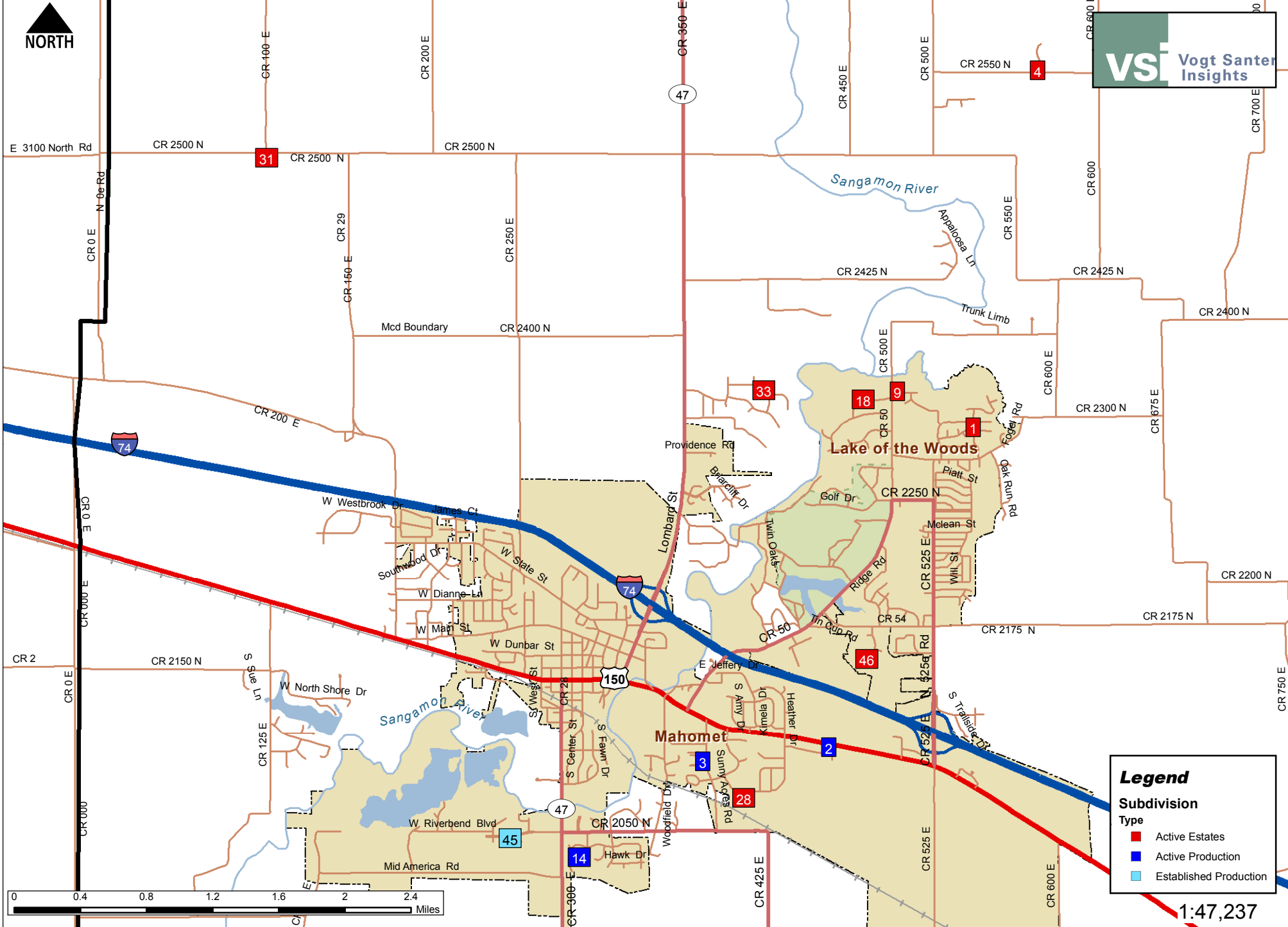
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Subdivision Type

- Active Estates
- Active Production
- Established Production

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Mahomet, IL & Lake of the Woods, IL: Surveyed Single-family Subdivision Locations



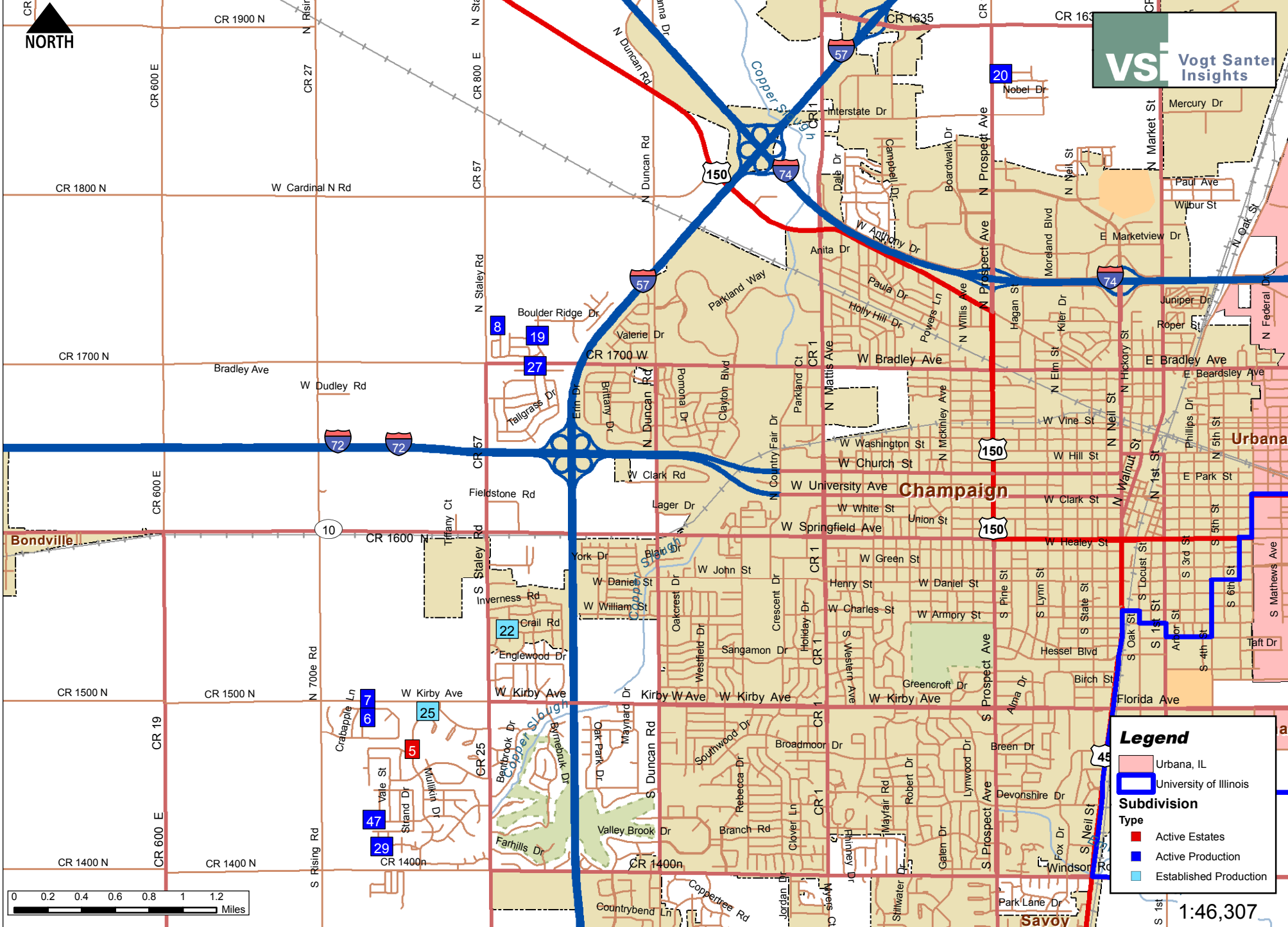
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Subdivision Type

- Active Estates
- Active Production
- Established Production

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Champaign, IL: Surveyed Single-family Subdivision Locations



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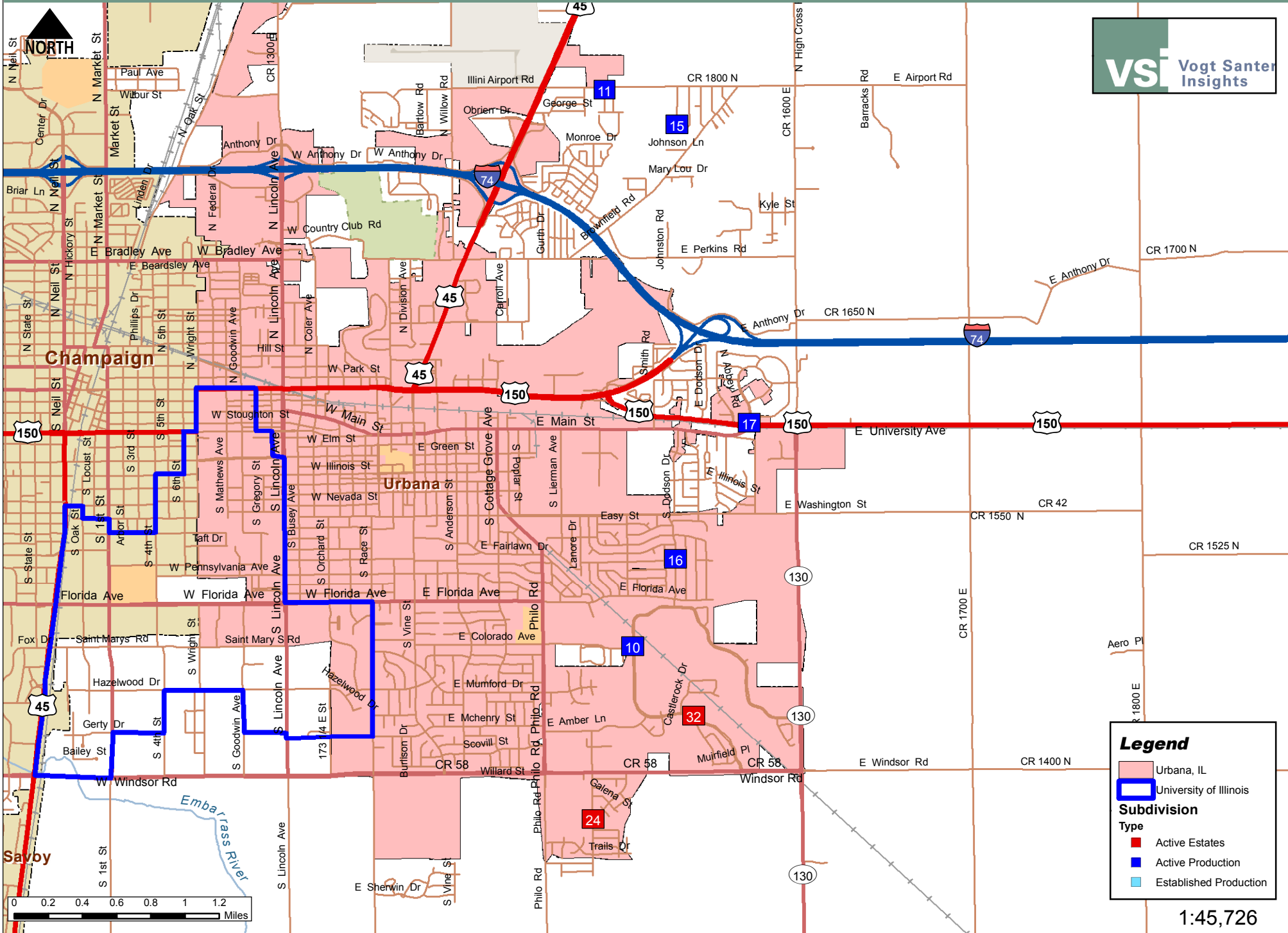
- Urbana, IL
- University of Illinois

Subdivision Type

- Active Estates
- Active Production
- Established Production

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Urbana, IL: Surveyed Single-family Subdivision Locations



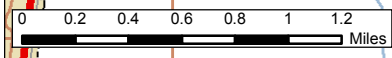
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- Urbana, IL
- University of Illinois

Subdivision

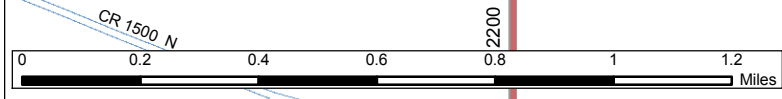
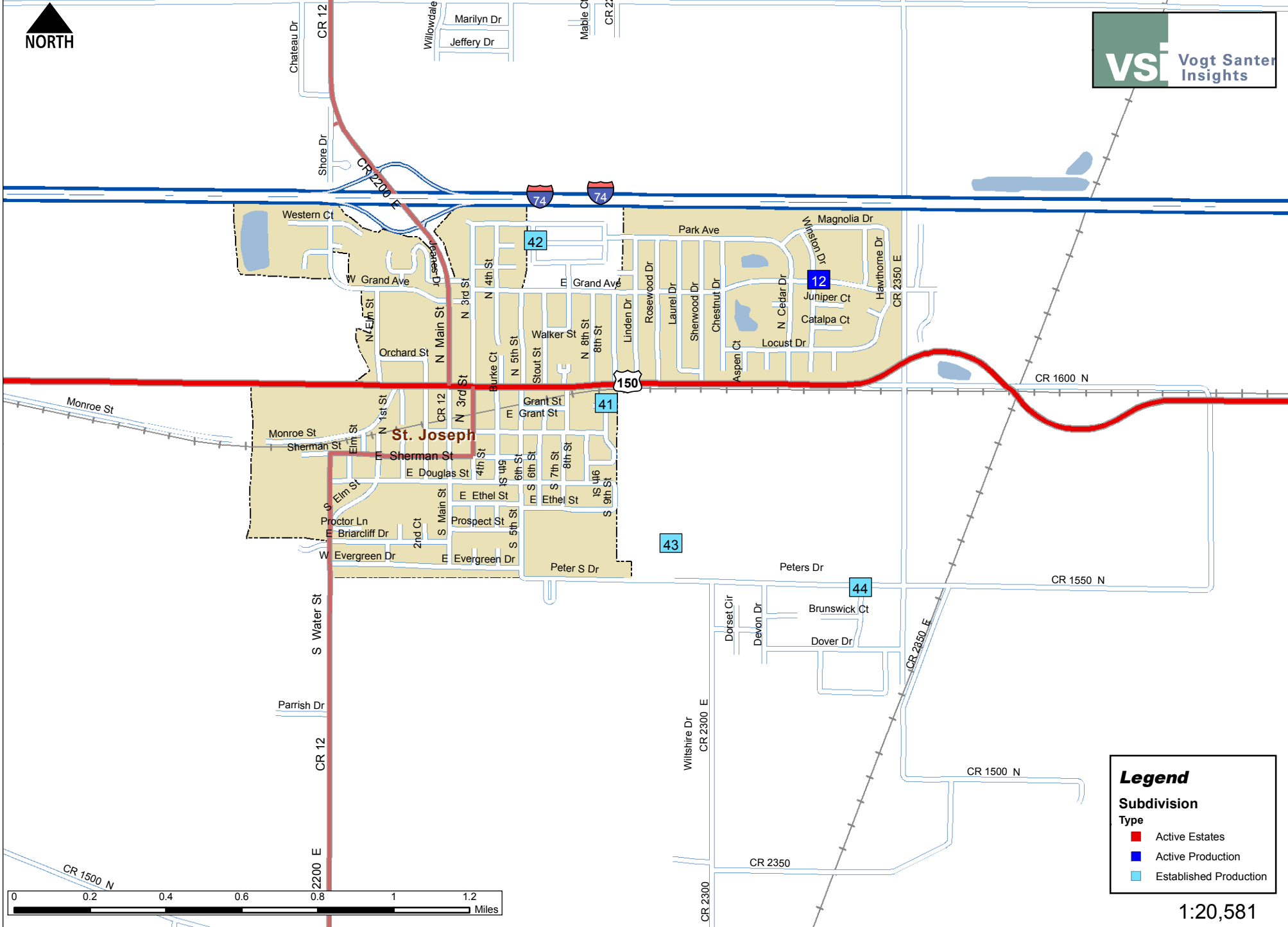
Type

- Active Estates
- Active Production
- Established Production



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St. Joseph, IL: Surveyed Single-family Subdivision Locations



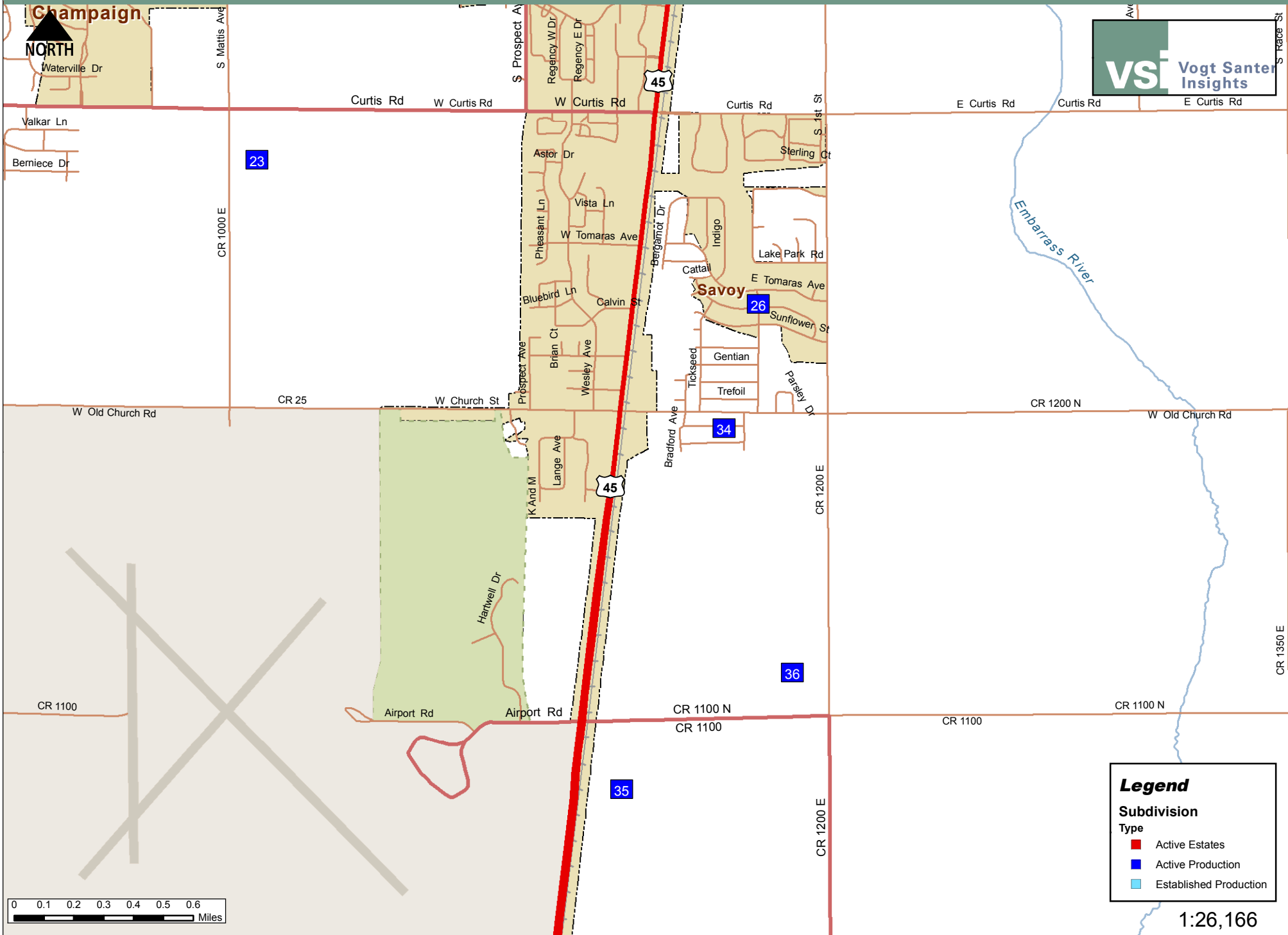
Legend

Subdivision Type

- Active Estates
- Active Production
- Established Production

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Savoy, IL: Surveyed Single-family Subdivision Locations



Tolono, IL: Surveyed Single-family Subdivision Locations



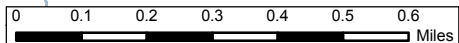
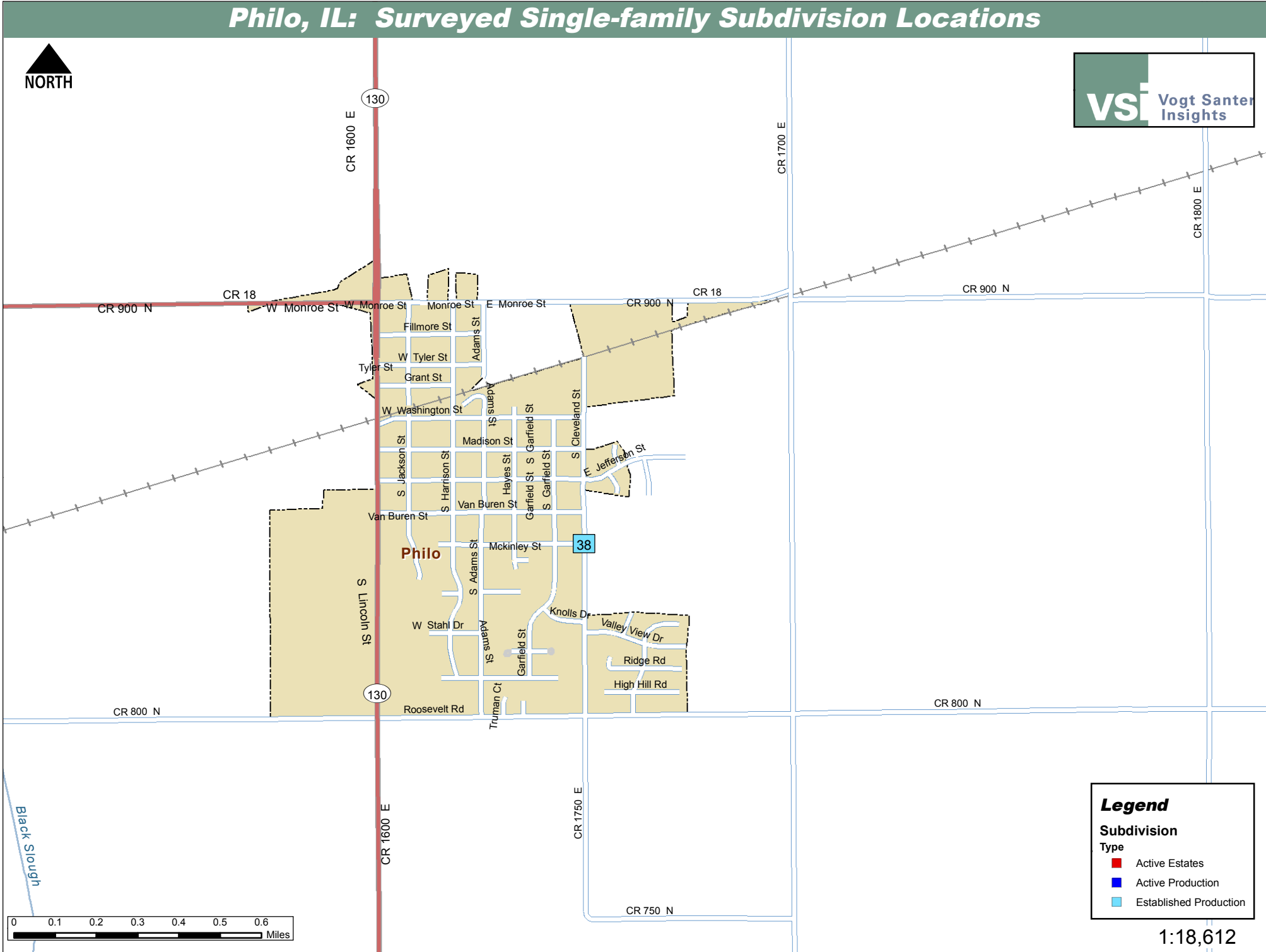
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Subdivision Type

- Active Estates
- Active Production
- Established Production

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Philo, IL: Surveyed Single-family Subdivision Locations



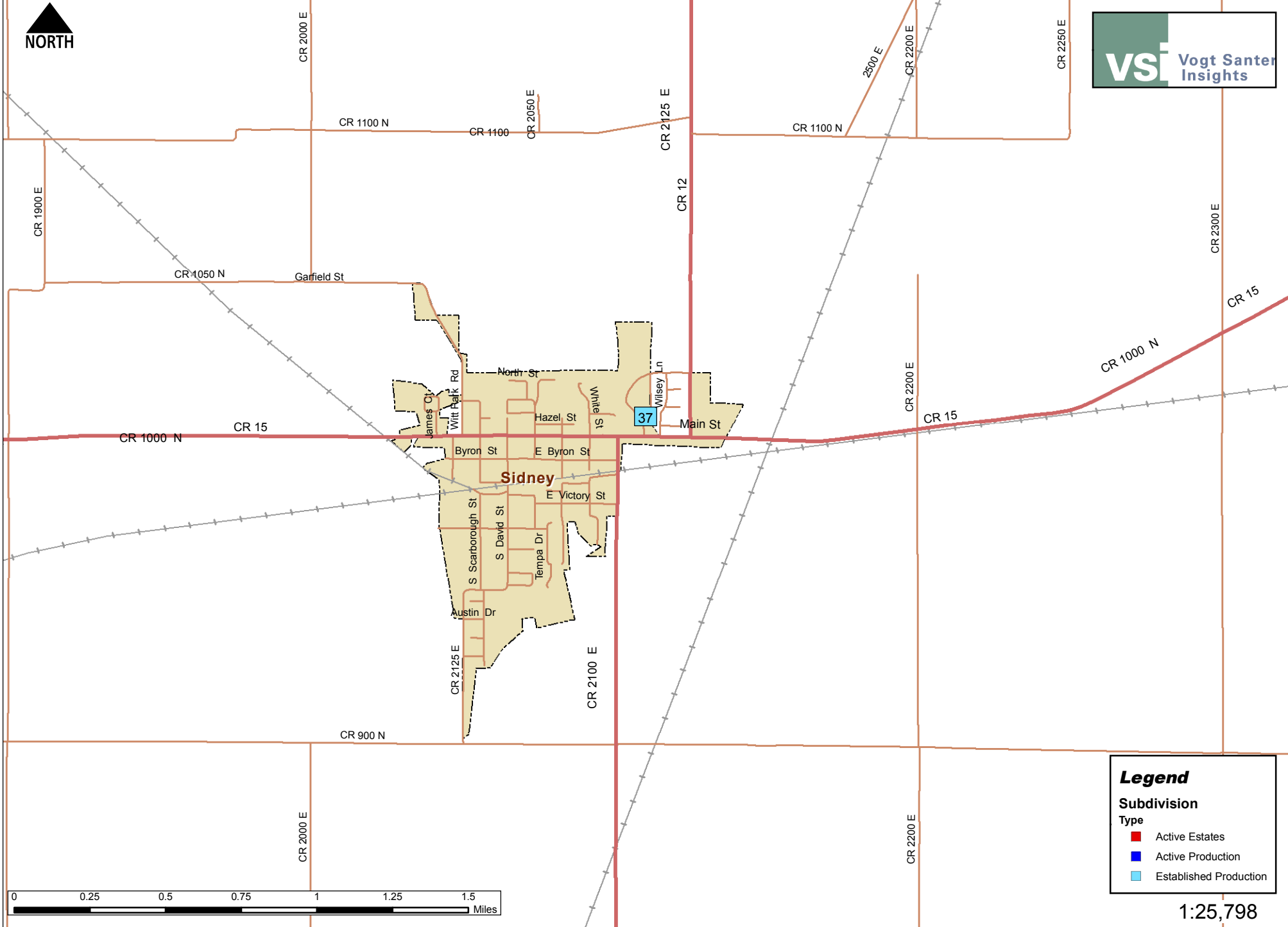
Legend

Subdivision Type

- Active Estates
- Active Production
- Established Production

1:18,612

Sidney, IL: Surveyed Single-family Subdivision Locations




Legend

Subdivision Type

- Active Estates
- Active Production
- Established Production

1:25,798

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS



1 Heritage Estates				
	Location	502 W. Sangamon Fisher, IL 61843	Absorption*	1.1
	Developer	Steve Zehr	Total Lots	130
	Phone	(217) 373-4918	Available Lots	42
	Comments		Plat Size(acres)	
3 Thornewood North				
	Location	Reserve Ct. Mahomet, IL 61853	Absorption*	0.7
	Developer	Thornewood North	Total Lots	42
	Phone	(309) 275-3390	Available Lots	19
	Comments		Plat Size(acres)	11
				ESTATE LOTS
4 Summerfield Estates				
	Location	562 2550 N Mahomet, IL 61853	Absorption*	0.2
	Developer		Total Lots	10
	Phone	(217) 586-6343	Available Lots	7
	Comments		Plat Size(acres)	
				ESTATE LOTS
5 Thornewood				
	Location	1506 E. Ridgefield Mahomet, IL 61853	Absorption*	1.4
	Developer	Signature	Total Lots	151
	Phone		Available Lots	40
	Comments		Plat Size(acres)	250
				ESTATE LOTS
6 Cobble Creek				
	Location	1819 Cobble Creek Dr. Mahomet, IL 61853	Absorption*	0.3
	Developer		Total Lots	34
	Phone		Available Lots	13
	Comments		Plat Size(acres)	22
				ESTATE LOTS

* Calculated based on active sales period. For active projects, active sales period extends to current month

Blue	Active Production
Cyan	Established Production
Red	Active Estates
Yellow	Established Estates
Purple	Active Mixed
Pink	Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS

7 Deer Hollow				
	Location	Slate Ln. Mahomet, IL 61853	Absorption*	0.3
	Developer	Slade Williams	Total Lots	33
	Phone		Available Lots	13
	Comments		Plat Size(acres)	
				ESTATE LOTS
8 Ridge Creek				
	Location	1301 Rolling Hills Dr. Mahomet, IL 61853	Absorption*	0.3
	Developer	Hunsinger	Total Lots	27
	Phone	(217) 714-1988	Available Lots	10
	Comments		Plat Size(acres)	10
				ESTATE LOTS
9 Fox Run				
	Location	2088 S. Fox Run Dr. Mahomet, IL 61853	Absorption*	0.1
	Developer	Gary Robindon	Total Lots	36
	Phone		Available Lots	12
	Comments		Plat Size(acres)	10
				ESTATE LOTS
10 Whisper Meadow				
	Location	Sunny Acres Dr. Mahomet, IL 61853	Absorption*	0.4
	Developer	Whisper Meadows Dev. LLC	Total Lots	37
	Phone	(217) 586-4111	Available Lots	33
	Comments		Plat Size(acres)	
11 Hunters Ridge				
	Location	Churchill Rd. Mahomet, IL 61853	Absorption*	0.9
	Developer	Peoria Builders	Total Lots	262
	Phone		Available Lots	222
	Comments		Plat Size(acres)	66

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS






12 Conway Farms				
	Location	1049 E. Crosscreek Mahomet, IL 61853	Absorption*	0.6
	Developer	Larry Biefeldt	Total Lots	110
	Phone		Available Lots	68
	Comments		Plat Size(acres)	195
				ESTATE LOTS
13 Lakes at Riverbend				
	Location	405 W. Riverbend Mahomet, IL 61853	Absorption*	0.5
	Developer		Total Lots	72
	Phone		Available Lots	0
	Comments		Plat Size(acres)	30
14 Country Ridge				
	Location	Brosck Ct. Mahomet, IL 61853	Absorption*	1.0
	Developer		Total Lots	168
	Phone		Available Lots	15
	Comments		Plat Size(acres)	58
15 Ashland Park				
	Location	3105 Nobel Dr. Champaign, IL 61822	Absorption*	6.4
	Developer	The Atkins Group	Total Lots	515
	Phone		Available Lots	126
	Comments		Plat Size(acres)	80.4
16 West Ridge				
	Location	1413 Farley Ln. Champaign, IL	Absorption*	1.0
	Developer		Total Lots	73
	Phone		Available Lots	5
	Comments		Plat Size(acres)	13

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS





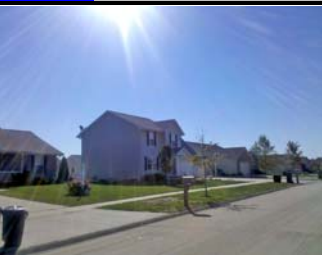
17 Boulder Ridge				
	Location	Bluegrass Ln. Champaign, IL 61822	Absorption*	4.0
	Developer		Total Lots	387
	Phone		Available Lots	127
	Comments	Utilities are below ground	Plat Size(acres)	40
18 Sawgrass				
	Location	3814 Summer Sage Ct. Champaign, IL 61822	Absorption*	4.8
	Developer		Total Lots	442
	Phone		Available Lots	60
	Comments		Plat Size(acres)	
19 Turnberry Ridge 6-10				
	Location	4006 Crail Rd. Champaign, IL 61822	Absorption*	1.5
	Developer		Total Lots	145
	Phone		Available Lots	0
	Comments		Plat Size(acres)	22
20 Trails at Abbey Fields				
	Location	1514 English Oak Dr. Champaign, IL 61822	Absorption*	0.6
	Developer		Total Lots	120
	Phone		Available Lots	103
	Comments		Plat Size(acres)	80.35
21 Trails at Chestnut Grove				
	Location	1605 English Oak Champaign, IL 61822	Absorption*	1.7
	Developer		Total Lots	145
	Phone	(217) 359-7799	Available Lots	51
	Comments		Plat Size(acres)	65.9

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS






22 Trails at Brittany 3-7				
	Location	Mullikin Dr. Champaign, IL 61022	Absorption*	1.0
	Developer	Hallbeck Residential	Total Lots	102
	Phone	(217) 359-7799	Available Lots	0
	Comments		Plat Size(acres)	50
23 Trailledge				
	Location	Westborough Dr. Champaign, IL 61822	Absorption*	1.2
	Developer	Signature Homes	Total Lots	103
	Phone		Available Lots	7
	Comments	Multiple builders of custom homes	Plat Size(acres)	
			ESTATE LOTS	
24 Will's Trace				
	Location	5003 Stonebridge Dr. Champaign, IL 61822	Absorption*	0.9
	Developer	Signature	Total Lots	114
	Phone		Available Lots	76
	Comments		Plat Size(acres)	25.54
25 Ironwood West				
	Location	4907 Allison Champaign, IL 61822	Absorption*	1.3
	Developer	Ironwood West LLC	Total Lots	181
	Phone		Available Lots	37
	Comments		Plat Size(acres)	45
26 Landis Farm				
	Location	Landis Farm Rd. Urbana, IL 61802	Absorption*	0.7
	Developer	James Weiseger	Total Lots	89
	Phone	(217) 384-0300	Available Lots	17
	Comments		Plat Size(acres)	16

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS

27 Somerset				
	Location	Somerset Urbana, IL 61802	Absorption*	0.5
	Developer		Total Lots	106
	Phone	(217) 328-9888	Available Lots	27
	Comments		Plat Size(acres)	14.52
28 Beringer Commons				
	Location	Beringer Cir. Urbana, IL 61801	Absorption*	0.8
	Developer	E Urbana Development	Total Lots	221
	Phone	(217) 358-5468	Available Lots	77
	Comments		Plat Size(acres)	104
29 Savannah Green				
	Location	1404 Smith Rd. Urbana, IL 61802	Absorption*	2.7
	Developer		Total Lots	296
	Phone	(217) 355-0700	Available Lots	41
	Comments		Plat Size(acres)	
30 Prairie Winds				
	Location	1902 Colorado Ave. Urbana, IL 61802	Absorption*	0.2
	Developer	Tatman Horve	Total Lots	29
	Phone		Available Lots	17
	Comments		Plat Size(acres)	10.2
31 Stone Creek				
	Location	2600 Stone Creek Blvd. Urbana, IL 61802	Absorption*	1.3
	Developer		Total Lots	834
	Phone	(217) 367-2121	Available Lots	634
	Comments	First sale date estimated	Plat Size(acres)	500
				ESTATE LOTS

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS

32 South Ridge 5-7				
	Location	Smyra Ridge Dr. Urbana, IL 61802	Absorption*	0.8
	Developer	Hillshire Realty	Total Lots	139
	Phone		Available Lots	77
	Comments		Plat Size(acres)	30
				ESTATE LOTS
33 The Meadows of St. Joseph				
	Location	600 Winestem St. Joseph, IL 61873	Absorption*	0.9
	Developer		Total Lots	100
	Phone		Available Lots	0
	Comments		Plat Size(acres)	27
34 Crestlake 5-8				
	Location	1708 E. Grand St. Joseph, IL 61873	Absorption*	1.4
	Developer		Total Lots	167
	Phone		Available Lots	0
	Comments		Plat Size(acres)	
35 Prairie Vista				
	Location	900 Kara Ave. St. Joseph, IL 61873	Absorption*	0.2
	Developer		Total Lots	11
	Phone		Available Lots	0
	Comments		Plat Size(acres)	4
36 Crestview				
	Location	405 Reagan Dr. St. Joseph, IL 61873	Absorption*	1.2
	Developer	Littlefield Homes	Total Lots	46
	Phone		Available Lots	0
	Comments		Plat Size(acres)	200

* Calculated based on active sales period. For active projects, active sales period extends to current month

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS





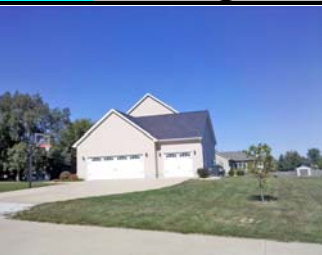
37 Wiltshire				
	Location	610 Glenwood St. Joseph, IL 61873	Absorption*	0.5
	Developer		Total Lots	60
	Phone		Available Lots	0
	Comments		Plat Size(acres)	35
38 Liberty on the Lake				
	Location	3813 Liberty Cir. Champaign, IL 61821	Absorption*	1.0
	Developer	Liberty on the Lake LLC	Total Lots	226
	Phone		Available Lots	192
	Comments		Plat Size(acres)	
39 Prairie Fields				
	Location	200 Praire Rose Ln. Savoy, IL 61874	Absorption*	3.6
	Developer		Total Lots	301
	Phone		Available Lots	13
	Comments		Plat Size(acres)	
40 Prairie Meadows				
	Location	404 Banbury Ln. Savoy, IL 61874	Absorption*	1.7
	Developer	Savoy Developers	Total Lots	74
	Phone	(217) 355-1202	Available Lots	19
	Comments		Plat Size(acres)	1992
41 Lake Falls				
	Location	709 Lake Falls Blvd. Savoy, IL 61874	Absorption*	0.8
	Developer	Savoy Development	Total Lots	47
	Phone	(217) 355-1202	Available Lots	23
	Comments		Plat Size(acres)	100

* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS


42 Fieldstone				
	Location	1310 Fieldstone Dr. Savoy, IL 61874	Absorption*	0.8
	Developer	Unique Homes LLC	Total Lots	68
	Phone	(217) 345-5022	Available Lots	47
	Comments		Plat Size(acres)	48.43
43 Deerpath				
	Location	504 N. Whitehead Tolono, IL 61880	Absorption*	1.1
	Developer	Jeff Wampler	Total Lots	104
	Phone	(217) 352-1335	Available Lots	0
	Comments		Plat Size(acres)	45
44 Windstone				
	Location	303 Deerpath St. Tolono, IL 61880	Absorption*	1.3
	Developer		Total Lots	45
	Phone		Available Lots	0
	Comments		Plat Size(acres)	9
45 Southview				
	Location	408 S. Calhoun Tolono, IL 61880	Absorption*	0.3
	Developer		Total Lots	10
	Phone		Available Lots	0
	Comments		Plat Size(acres)	3
46 Rolling Acres				
	Location	502 Cleveland Philo, IL 61864	Absorption*	0.6
	Developer		Total Lots	9
	Phone		Available Lots	0
	Comments		Plat Size(acres)	2

* Calculated based on active sales period. For active projects, active sales period extends to current month

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SURVEY OF DEVELOPMENTS - CHAMPAIGN COUNTY, ILLINOIS

47 Arrowhead				
	Location	204 Dunlap Woods Sidney, IL 61877	Absorption*	0.4
	Developer	Mumm Home Builders	Total Lots	42
	Phone	(217) 688-2595	Available Lots	0
	Comments		Plat Size(acres)	9

* Calculated based on active sales period. For active projects, active sales period extends to current month

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SINGLE-FAMILY PROJECTS - CHAMPAIGN COUNTY, IL

SUBDIVISION STATUS	NUMBER OF PROJECTS	PRODUCTION LOTS	ESTATE LOTS	MIXED LOTS	TOTAL LOTS
ESTABLISHED	12	746	0	0	746
ACTIVE	35	4,198	1,546	0	5,744
TOTAL	47	4,944	1,546	0	6,490

ANNUAL LOT SALES BY YEAR - CHAMPAIGN COUNTY, ILLINOIS

YEAR	PRODUCTION	ESTATE	MIXED	TOTAL	MONTHLY SALES
< 1995	0	0	0	0	0.0
1995 to 1999	67	12	0	79	1.3
2000 to 2004	1132	171	0	1303	21.7
2005	613	109	0	722	60.2
2006	568	91	0	659	54.9
2007	429	93	0	522	43.5
2008	324	67	0	391	32.6
2009	262	65	0	327	27.3
2010	179	17	0	196	16.3
TOTAL	3,574	625	0	4,199	

LOT ABSORPTION ANALYSIS - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	PROJECT NAME	TOTAL LOTS	SOLD LOTS	SALES PERIOD	AVERAGE MONTHLY ABSORPTION*
1	Heritage Estates	130	88	5/04- CURRENT	1.1
2	Eagle Pointe	27	6	12/05- CURRENT	0.1
3	Thornewood North	42	23	2/08- CURRENT	0.7
4	Summerfield Estates	10	3	4/09- CURRENT	0.2
5	Thornewood	151	111	5/04- CURRENT	1.4
6	Cobble Creek	34	21	3/04- CURRENT	0.3
7	Deer Hollow	33	20	3/04- CURRENT	0.3
8	Ridge Creek	27	17	7/05- CURRENT	0.3
9	Fox Run	36	24	3/97- CURRENT	0.1
10	Whisper Meadow	37	4	12/09- CURRENT	0.4
11	Hunters Ridge	262	40	3/07- CURRENT	0.9
12	Conway Farms	110	42	1/05- CURRENT	0.6
13	Lakes at Riverbend	72	72	7/97 - 5/10	0.5
14	Country Ridge	168	153	10/97- CURRENT	1.0
15	Ashland Park	515	389	10/05- CURRENT	6.4
16	West Ridge	73	68	5/05- CURRENT	1.0
17	Boulder Ridge	387	260	6/05- CURRENT	4.0
18	Sawgrass	442	382	3/04- CURRENT	4.8
19	Turnberry Ridge 6-10	145	145	7/01 - 7/09	1.5
20	Trails at Abbey Fields	120	17	6/08- CURRENT	0.6
21	Trails at Chestnut Grove	145	94	3/06- CURRENT	1.7
22	Trails at Brittany 3-7	102	102	9/01 - 5/10	1.0
23	Trailsedge	103	96	1/04- CURRENT	1.2
24	Will's Trace	114	38	4/07- CURRENT	0.9
25	Ironwood West	181	144	8/01- CURRENT	1.3
26	Landis Farm	89	72	8/02- CURRENT	0.7
27	Somerset	106	79	3/98- CURRENT	0.5
28	Beringer Commons	221	144	1/96- CURRENT	0.8
29	Savannah Green	296	255	2/03- CURRENT	2.7
30	Prairie Winds	29	12	3/06- CURRENT	0.2
31	Stone Creek	834	200	4/98- CURRENT	1.3
32	South Ridge 5-7	139	62	4/04- CURRENT	0.8
33	The Meadows of St. Joseph	100	100	7/01 - 7/10	0.9
34	Crestlake 5-8	167	167	1/01- CURRENT	1.4
35	Prairie Vista	11	11	7/02 - 5/08	0.2
36	Crestview	46	46	5/07 - 8/10	1.2
37	Wiltshire	60	60	6/01 - 7/10	0.5
38	Liberty on the Lake	226	34	2/08- CURRENT	1.0
39	Prairie Fields	301	288	4/04- CURRENT	3.6
40	Prairie Meadows	74	55	2/08- CURRENT	1.7
41	Lake Falls	47	24	3/08- CURRENT	0.8
42	Fieldstone	68	21	8/08- CURRENT	0.8
43	Deerpath	104	104	4/02 - 4/10	1.1
44	Windstone	45	45	11/03 - 9/06	1.3
45	Southview	10	10	7/02 - 6/05	0.3
46	Rolling Acres	9	9	4/06 - 5/07	0.6

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

LOT ABSORPTION ANALYSIS - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	PROJECT NAME	TOTAL LOTS	SOLD LOTS	SALES PERIOD	AVERAGE MONTHLY ABSORPTION*
47	Arrowhead	42	42	1/02 - 8/10	0.4
TOTAL		6490	4199		
* Calculated based on active sales period. For active projects, active sales period extends to current month					

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
1	Heritage Estates	5/04	9/01	130	42	0	1.1		
	I			130	42	0		\$345,000	\$177,350
2	Eagle Pointe	12/05	10/09	27	21	0	0.1		
	I			27	21	0		\$34,700	\$165,000
3	Thornewood North	2/08	12/09	42	19	0	0.7		
	I			42	19	0		\$72,350	\$358,941
4	Summerfield Estates	4/09	10/10	10	7	0	0.2		
	I			10	7	0		\$77,000	\$300,000
5	Thornewood	5/04	7/10	151	40	0	1.4		
	1			31	0	0		\$42,000	\$245,000
	2			41	21	0		\$169,000	\$472,500
	3			17	15	0		\$132,500	\$600,000
	I			62	4	0		\$127,000	\$600,000
6	Cobble Creek	3/04	7/10	34	13	0	0.3		
	I			34	13	0		\$108,950	\$428,085
7	Deer Hollow	3/04	8/09	33	13	0	0.3		
	I			33	13	0		\$53,840	\$326,246
8	Ridge Creek	7/05	8/10	27	10	0	0.3		
	I			27	10	0		\$50,950	\$254,213
9	Fox Run	3/97	9/09	36	12	0	0.1		
	I			20	0	0		\$84,450	\$273,465
	II			16	12	0		\$84,450	\$300,000
10	Whisper Meadow	12/09	10/10	37	33	0	0.4		
	I			37	33	0		\$62,400	\$289,000

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
11	Hunters Ridge	3/07	7/10	60	20	202	0.9		
	I			60	20	202		\$49,800	\$197,320
12	Conway Farms	1/05	7/10	110	68	0	0.6		
	I			110	68	0		\$110,500	\$381,325
13	Lakes at Riverbend	7/97	5/10	72	0	0	0.5		
	I			72	0	0		\$54,500	\$279,234
14	Country Ridge	10/97		168	15	0	1.0		
	1-3			98	0	0		\$55,000	\$227,053
	4			30	1	0		\$55,955	\$227,053
	5			40	14	0		\$59,950	\$227,053
15	Ashland Park	10/05		515	126	0	6.4		
	1			139	0	0		N.A.	\$143,288
	2			150	0	0		N.A.	\$143,288
	3			136	36	0		N.A.	\$143,288
	4			90	90	0		N.A.	\$143,288
16	West Ridge	5/05	10/10	73	5	0	1.0		
	I			73	5	0		\$47,600	\$200,265
17	Boulder Ridge	6/05	8/10	387	127	0	4.0		
	1			88	0	0		\$36,500	\$195,045
	2			80	22	0		\$39,000	\$155,304
	3			69	42	0		\$24,000	\$159,352
	4			100	45	0		\$22,000	\$134,054
	5			50	18	0		\$36,800	\$218,605

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
18	Sawgrass	3/04		442	60	0	4.8		
	1			110	0	0		\$44,500	\$197,525
	2			111	20	0		\$44,500	\$197,525
	3			110	20	0		\$44,500	\$197,525
	4			111	20	0		\$44,500	\$197,525
19	Turnberry Ridge 6-10	7/01	7/09	145	0	0	1.5		
	10			18	0	0		N.A.	\$149,400
	11			32	0	0		N.A.	\$149,400
	6			16	0	0		N.A.	\$149,400
	7			7	0	0		N.A.	\$149,400
	8			32	0	0		N.A.	\$149,400
	9			40	0	0		N.A.	\$149,400
20	Trails at Abbey Fields	6/08	6/10	120	103	0	0.6		
	I			120	103	0		\$80,000	\$825,784
21	Trails at Chestnut Grove	3/06	10/10	145	51	0	1.7		
	I			77	15	0		\$66,000	\$477,749
	II			48	20	0		\$66,000	\$477,749
	III			20	16	0		\$80,000	\$477,749
22	Trails at Brittany 3-7	9/01	5/10	102	0	0	1.0		
	3			31	0	0		\$102,500	\$708,500
	4			5	0	0		\$102,500	\$708,500
	5			10	0	0		\$102,500	\$708,500
	6			36	0	0		\$102,500	\$708,500
	7			20	0	0		\$102,500	\$708,500

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
23	Trailsedge	1/04	9/09	103	7	0	1.2		
	2			28	1	0		\$68,300	\$423,338
	3			45	5	0		\$68,300	\$423,338
	I			30	1	0		\$68,300	\$423,338
24	Will's Trace	4/07	6/10	66	28	48	0.9		
	I			40	10	0		\$63,400	\$322,854
	II			26	18	0		\$66,900	\$322,854
	III			0		48		N.A.	N.A.
25	Ironwood West	8/01	2/10	181	37	0	1.3		
	3			33	0	0		\$60,000	\$308,604
	4			29	0	0		\$60,000	\$308,604
	5			29	0	0		\$60,000	\$308,604
	6			15	3	0		\$60,000	\$308,604
	7			38	8	0		\$60,000	\$308,604
	8			34	23	0		\$60,000	\$308,604
	9			3	3	0		\$60,000	\$308,604
26	Landis Farm	8/02	10/10	89	17	0	0.7		
	I			89	17	0		\$44,050	\$183,660
27	Somerset	3/98		106	27	0	0.5		
	I			106	27	0		\$37,000	\$153,521
28	Beringer Commons	1/96	4/09	221	77	0	0.8		
	1			24	0	0		\$72,500	\$257,102
	2			54	0	0		\$72,500	\$257,102
	3			5	0	0		\$72,500	\$257,102
	4			54	31	0		\$72,500	\$257,102
	5			84	46	0		\$72,500	\$257,102

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
29	Savannah Green	2/03		296	41	0	2.7		
	1			21	0	0		\$30,000	\$138,096
	2			20	0	0		\$30,000	\$138,096
	3			66	0	0		\$30,000	\$138,096
	4			50	0	0		\$30,000	\$138,096
	5			60	0	0		\$30,000	\$138,096
	6			29	0	0		\$30,000	\$138,096
	7			50	41	0		\$30,000	\$138,096
30	Prairie Winds	3/06	6/10	29	17	0	0.2		
	I			29	17	0		\$40,700	\$260,054
31	Stone Creek	4/98		834	634	0	1.3		
	I			38	36	0		N.A.	\$413,500
	II			60	52	0		\$65,000	\$282,822
	III			79	27	0		\$72,500	\$255,187
	IV			72	42	0		\$80,000	\$371,509
	V			65	27	0		\$835,000	\$280,791
	VI			473	450	0		\$105,000	\$467,927
	VII			47	0	0		N.A.	\$205,875
32	South Ridge 5-7	4/04	10/09	139	77	0	0.8		
	5			51	11	0		\$42,750	\$199,941
	6			32	10	0		\$42,750	\$199,941
	7			56	56	0		\$42,750	\$169,900
33	The Meadows of St. Joseph	7/01	7/10	100	0	0	0.9		
	I			100	0	0		\$32,450	\$130,344

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
34	Crestlake 5-8	1/01	6/10	167	0	0	1.4		
	V			46	0	0		\$40,250	\$161,426
	VI			42	0	0		\$40,250	\$183,458
	VII			40	0	0		\$40,250	\$206,793
	VIII			39	0	0		\$40,250	\$215,045
35	Prairie Vista	7/02	5/08	11	0	0	0.2		
	I			11	0	0		\$32,000	\$187,165
36	Crestview	5/07	8/10	46	0	0	1.2		
	I			46	0	0		\$44,500	\$247,379
37	Wiltshire	6/01	7/10	60	0	0	0.5		
	I			60	0	0		\$39,350	\$290,148
38	Liberty on the Lake	2/08	10/10	226	192	0	1.0		
	I			93	89	0		\$67,000	\$323,008
	II			133	103	0		\$75,000	\$323,800
39	Prairie Fields	4/04		301	13	0	3.6		
	10			70	10	0		\$43,400	\$234,129
	5			74	0	0		\$43,400	\$195,272
	6			44	0	0		\$43,400	\$217,324
	8			35	0	0		\$43,400	\$239,994
	9			78	3	0		\$43,400	\$216,647
40	Prairie Meadows	2/08	10/10	74	19	0	1.7		
	I			74	19	0		\$53,400	\$267,471
41	Lake Falls	3/08	1/10	47	23	0	0.8		
	I			47	23	0		\$90,400	\$435,964

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

DISTRIBUTION OF SALES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
42	Fieldstone	8/08	8/10	68	47	0	0.8		
	I			68	47	0		\$54,016	\$230,690
43	Deerpath	4/02	4/10	104	0	0	1.1		
	I			10	0	0		\$39,250	\$208,648
	II			7	0	0		\$39,250	\$208,648
	III			29	0	0		\$39,250	\$208,648
	IV			58	0	0		\$39,250	\$208,648
44	Windstone	11/03	9/06	45	0	0	1.3		
	I			45	0	0		\$27,500	\$163,984
45	Southview	7/02	6/05	10	0	0	0.3		
	I			10	0	0		\$25,750	\$124,299
46	Rolling Acres	4/06	5/07	9	0	0	0.6		
	I			9	0	0		\$35,000	\$208,000
47	Arrowhead	1/02	8/10	42	0	0	0.4		
	I			42	0	0		\$24,000	\$162,707

* Includes planned lots.

** Calculated based on total months from first sale to last recorded sale.

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SCHOOL AND TAX DISTRICT LISTING - CHAMPAIGN COUNTY, IL

MAP CODE	SUBDIVISION NAME	SCHOOL DISTRICT	TAX DISTRICT
1	Heritage Estates	Fisher	Brown
2	Eagle Pointe	Clifford	Harwood
3	Thornewood North	Mahomet Seymour	Mahomet
4	Summerfield Estates	Mahomet Seymour	Mahomet
5	Thornewood	Mahomet Seymour	Mahomet
6	Cobble Creek	Mahomet Seymour	Mahomet
7	Deer Hollow	Mahomet Seymour	Mahomet
8	Ridge Creek	Mahomet Seymour	Mahomet
9	Fox Run	Mahomet Seymour	Mahomet
10	Whisper Meadow	Mahomet Seymour	Mahomet
11	Hunters Ridge	Mahomet Seymour	Mahomet
12	Conway Farms	Mahomet Seymour	Mahomet
13	Lakes at Riverbend	Mahomet Seymour	Mahomet
14	Country Ridge	Mahomet Seymour	Mahomet
15	Ashland Park	Champaign	Champaign
16	West Ridge	Champaign	Champaign
17	Boulder Ridge	Champaign	Champaign
18	Sawgrass	Champaign	Champaign
19	Turnberry Ridge 6-10	Champaign	Champaign
20	Trails at Abbey Fields	Mahomet Seymour	Champaign
21	Trails at Chestnut Grove	Champaign	Champaign
22	Trails at Brittany 3-7	Champaign	Champaign
23	Trailsedge	Champaign	Champaign
24	Will's Trace	Champaign	Champaign
25	Ironwood West	Champaign	Champaign
26	Landis Farm	Urbana	Cunningham
27	Somerset	Urbana	Urbana
28	Beringer Commons	Urbana	Cunningham
29	Savannah Green	Urbana	Cunningham
30	Prairie Winds	Urbana	Champaign
31	Stone Creek	Urbana	Cunningham

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SCHOOL AND TAX DISTRICT LISTING - CHAMPAIGN COUNTY, IL

MAP CODE	SUBDIVISION NAME	SCHOOL DISTRICT	TAX DISTRICT
32	South Ridge 5-7	Champaign	Cunningham
33	The Meadows of St. Joseph	St. Joseph	St. Joseph
34	Crestlake 5-8	St. Joseph	St. Joseph
35	Prairie Vista	St. Joseph	St. Joseph
36	Crestview	St. Joseph	St. Joseph
37	Wiltshire	St. Joseph	St. Joseph
38	Liberty on the Lake	Champaign	Champaign
39	Prairie Fields	Champaign	Philo
40	Prairie Meadows	Champaign	Pesotum Township
41	Lake Falls	Champaign	Tolono
42	Fieldstone	Champaign	Tolono
43	Deerpath	Unit 7	Tolono
44	Windstone	Unit 7	Tolono
45	Southview	Unit 7	Tolono
46	Rolling Acres	Unit 7	Philo
47	Arrowhead	Unit 7	Sidney

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SCHOOL AND TAX DISTRICT LISTING - CHAMPAIGN COUNTY, IL

SCHOOL DISTRICT	PROJECTS	AVERAGE MONTHLY SALES		
		2007	2008	2009*
Champaign	16	1.8	1.3	1.3
Clifford	1	0.1	0.0	0.1
Fisher	1	1.6	0.6	0.7
Mahomet Seymour	13	0.4	0.4	0.5
St. Joseph	5	0.7	0.3	0.3
Unit 7	5	0.3	0.2	0.1
Urbana	6	0.6	0.5	0.6

* - As of October 2010

TAX DISTRICT	PROJECTS	AVERAGE MONTHLY SALES		
		2007	2008	2009*
Brown	1	1.6	0.6	0.7
Champaign	13	1.9	1.2	1.2
Cunningham	5	0.8	0.7	0.7
Harwood	1	0.1	0.0	0.1
Mahomet	12	0.4	0.4	0.5
Pesotum Township	1	0.0	2.1	1.1
Philo	2	1.8	0.5	1.0
Sidney	1	0.7	0.3	0.0
St. Joseph	5	0.7	0.3	0.3
Tolono	5	0.1	0.5	0.3
Urbana	1	0.2	0.7	0.7

* - As of October 2010

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

HOUSING DENSITY AND LOT FRONTAGE - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME	TOTAL LOTS	LOT FRONTAGE (FEET)	AVG LOT SIZE (ACRES)	PLAT SIZE (ACRES)	LOTS PER ACRE
1	Heritage Estates	130	100	0.27	N.A.	N.A.
2	Eagle Pointe	27	75	0.20	N.A.	N.A.
3	Thornewood North	42	95	0.25	11.0	3.82
4	Summerfield Estates	10	175	3.50	N.A.	N.A.
5	Thornewood	151	78	0.79	250.0	0.60
6	Cobble Creek	34	150	0.50	22.0	1.55
7	Deer Hollow	33	88	0.22	N.A.	N.A.
8	Ridge Creek	27	88	0.27	10.0	2.70
9	Fox Run	36	90	0.23	10.0	3.60
10	Whisper Meadow	37	80	0.23	N.A.	N.A.
11	Hunters Ridge	262	74	0.20	66.0	3.97
12	Conway Farms	110	120	0.50	195.0	0.56
13	Lakes at Riverbend	72	88	0.36	30.0	2.40
14	Country Ridge	168	90	0.25	58.0	2.90
15	Ashland Park	515	50	0.12	80.4	6.41
16	West Ridge	73	0.51	0.15	13.0	5.62
17	Boulder Ridge	387	50	0.14	40.0	9.68
18	Sawgrass	442	56	0.15	N.A.	N.A.
19	Turnberry Ridge 6-10	145	36	0.12	22.0	6.59
20	Trails at Abbey Fields	120	90	0.28	80.4	1.49
21	Trails at Chestnut Grove	145	90	0.28	65.9	2.20
22	Trails at Brittany 3-7	102	77	0.45	50.0	2.04
23	Trailsedge	103	80	0.24	N.A.	N.A.
24	Will's Trace	114	74	0.20	25.5	4.46
25	Ironwood West	181	77	0.24	45.0	4.02
26	Landis Farm	89	75	0.16	16.0	5.56
27	Somerset	106	85	0.23	14.5	7.30
28	Beringer Commons	221	100	27.00	104.0	2.13
29	Savannah Green	296	45	0.13	N.A.	N.A.
30	Prairie Winds	29	90	0.28	10.2	2.84
31	Stone Creek	834	55	0.25	500.0	1.67

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

HOUSING DENSITY AND LOT FRONTAGE - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME	TOTAL LOTS	LOT FRONTAGE (FEET)	AVG LOT SIZE (ACRES)	PLAT SIZE (ACRES)	LOTS PER ACRE
32	South Ridge 5-7	139	81	0.53	30.0	4.63
33	The Meadows of St. Joseph	100	90	0.22	27.0	3.70
34	Crestlake 5-8	167	76	0.16	N.A.	N.A.
35	Prairie Vista	11	55	0.13	4.0	2.75
36	Crestview	46	80	0.24	200.0	0.23
37	Wiltshire	60	117	0.50	35.0	1.71
38	Liberty on the Lake	226	80	0.20	N.A.	N.A.
39	Prairie Fields	301	65	0.18	N.A.	N.A.
40	Prairie Meadows	74	65	0.18	1992.0	0.04
41	Lake Falls	47	823	0.23	100.0	0.47
42	Fieldstone	68	64	0.18	48.4	1.40
43	Deerpath	104	73	0.21	45.0	2.31
44	Windstone	45	75	0.20	9.0	5.00
45	Southview	10	50	0.13	3.0	3.33
46	Rolling Acres	9	70	0.20	2.0	4.50
47	Arrowhead	42	60	0.20	9.0	4.67

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

SUBDIVISION AMENITIES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	ENTRY FEATURE	POOL	FITNESS FACILITY	HOT TUB	JOG / BIKE TRAIL	TENNIS COURT	SPORTS COURT	COMMON GREEN SPACE	GOLF COURSE	PLAYGROUND	COMMON BUILDING	CLUB HOUSE	ON SITE SALES OFFICE	LAUNDRY	SECURITY GATE	LAKE / WATER FEATURE	SIDEWALK	DRAIN SEWER	STREET LIGHTS	OTHER
1																X	X			
2																				
3	X															X	X			
4																				
5	X														X	X	X			
6	X							X							X	X	X			
7	X														X	X	X			
8																X	X			
9	X	X													X	X	X			
10																				
11	X														X	X	X			
12								X							X	X	X			
13	X														X	X	X			
14	X															X	X			
15	X				X			X		X			X		X	X	X			
16																X	X			
17	X														X	X	X			
18	X									X					X	X	X			
19	X							X							X		X			
20	X															X	X			
21	X															X	X			
22	X							X							X	X	X			
23															X	X	X	X		
24	X														X	X	X			
25															X	X	X			

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

O - Optional



SUBDIVISION AMENITIES - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	ENTRY FEATURE	POOL	FITNESS FACILITY	HOT TUB	JOG / BIKE TRAIL	TENNIS COURT	SPORTS COURT	COMMON GREEN SPACE	GOLF COURSE	PLAYGROUND	COMMON BUILDING	CLUB HOUSE	ON SITE SALES OFFICE	LAUNDRY	SECURITY GATE	LAKE / WATER FEATURE	SIDEWALK	DRAIN SEWER	STREET LIGHTS	OTHER
26																X	X	X		
27	X																X	X		
28	X							X								X	X	X		
29											X						X	X	X	Park
30																	X			
31	X				X				X		X					X	X	X		
32					X					X							X	X		
33																	X	X	X	
34	X															X	X	X	X	
35																X	X	X		
36																X	X	X		
37																X	X	X		
38	X				X			X		X						X	X	X		
39	X							X								X	X	X		
40	X							X								X	X	X	X	
41	X												X			X	X	X	X	
42	X															X	X	X		
43																X	X	X		
44																	X	X	X	
45																				
46																				
47																				

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

O - Optional



LOT PREMIUMS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT INFORMATION	LOT PREMIUMS
1	Heritage Estates	
2	Eagle Pointe	Waterfront(\$9,000)
3	Thornewood North	
4	Summerfield Estates	
5	Thornewood	
6	Cobble Creek	
7	Deer Hollow	
8	Ridge Creek	
9	Fox Run	Waterfront(\$30,000)
10	Whisper Meadow	
11	Hunters Ridge	
12	Conway Farms	
13	Lakes at Riverbend	
14	Country Ridge	Waterfront(\$8,000); Cul de sac(\$5,500); Corner(\$2,000)
15	Ashland Park	
16	West Ridge	
17	Boulder Ridge	
18	Sawgrass	
19	Turnberry Ridge 6-10	

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

LOT PREMIUMS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT INFORMATION	LOT PREMIUMS
20	Trails at Abbey Fields	
21	Trails at Chestnut Grove	
22	Trails at Brittany 3-7	
23	Trailsedge	
24	Will's Trace	
25	Ironwood West	
26	Landis Farm	
27	Somerset	
28	Beringer Commons	
29	Savannah Green	
30	Prairie Winds	
31	Stone Creek	Golf Course(\$930,000)
32	South Ridge 5-7	
33	The Meadows of St. Joseph	
34	Crestlake 5-8	
35	Prairie Vista	
36	Crestview	
37	Wiltshire	
38	Liberty on the Lake	

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

LOT PREMIUMS - CHAMPAIGN COUNTY, ILLINOIS

MAP ID	PROJECT INFORMATION	LOT PREMIUMS
39	Prairie Fields	
40	Prairie Meadows	
41	Lake Falls	
42	Fieldstone	
43	Deerpath	
44	Windstone	
45	Southview	
46	Rolling Acres	
47	Arrowhead	

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

PRODUCTION BUILDERS HOME SALES BY YEAR - CHAMPAIGN COUNTY, ILLINOIS

BUILDER	< 1995	95 - 99	00 - 04	2005	2006	2007	2008	2009	2010*	TOTAL
Armstrong	0	0	0	0	0	0	2	5	2	9
Classic Homes	0	0	0	23	16	10	8	6	5	68
Cramer Homes	0	0	0	0	0	0	0	0	1	1
Dowling Custom	0	9	90	16	13	7	5	4	0	144
Drake Homes	0	0	0	0	14	11	12	5	5	47
Flessner	0	5	33	9	9	2	8	7	6	79
Haddon	0	0	0	0	0	5	8	5	2	20
Hallbeck Homes	0	0	0	0	14	12	21	8	5	63
Ironwood	0	0	131	36	57	123	42	24	21	331
James Weiseger	0	0	20	17	17	4	5	7	2	72
Liberty on the Lake LLC	0	0	0	0	0	0	9	17	8	0
Newline	0	0	0	17	36	26	15	7	4	105
Peoria	0	0	0	0	0	5	7	5	3	20
Scott Nelson	0	0	0	0	0	0	0	2	2	4
Signature	0	0	45	30	27	30	37	23	20	202
TAG Ashland Park	0	0	0	115	57	115	32	42	28	389
TC Tateman Construction	0	0	0	0	3	3	2	3	1	0
Unique	0	0	0	0	0	0	0	0	0	0
Unique Homes	0	0	0	0	0	0	3	6	3	12
Vic Armstrong	0	0	147	47	34	6	12	7	2	255
Zehr	0	0	7	17	24	17	7	7	7	88
Total	0	14	473	327	321	376	235	190	127	1909

* - As Of October 2010

PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
1	Heritage Estates							
	Zehr							
		Ranch	3	3	1	21	1,834	\$198,900
		Ranch	4	2.5	1	21	2,030	\$189,900
		Ranch	2	2	42	18	1,660 TO 1,600	\$171,500
10	Whisper Meadow							
	Scott Nelson							
		2-story	4	2.5	33	4	2,490	\$289,900
11	Hunters Ridge							
	Haddon							
		Ranch	3	2	5	10	1,689 TO 2,274	\$219,900
		Townhome	4	2.5	5	10	2,306	\$249,500
	Peoria							
		Townhome	2	1	1	5	1,385 TO 1,952	\$149,900
		Townhome	3	2.5	3	5	1,952	\$212,900
		Ranch	3	2	3	5	1,557 TO 670	\$217,900
		Townhome	4	2.5	3	5	2,214 TO 2,354	\$224,899
15	Ashland Park							
	TAG Ashland Park							
		1.5-story	3	2.5	2	128	1,506 TO 1,932	\$178,500
		Ranch	2	2	3	128	1,057	\$272,425
		Ranch	3	2	2	128	1,412 TO 1,743	\$161,125
16	West Ridge							
	Classic Homes							
		2-story	4	2.5	3	34	2,258	\$219,900
		Ranch	3	2	2	34	1,320	\$189,000

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
17	Boulder Ridge							
	Newline							
		2-story	4	2.5	2	33	2,249	\$229,950
		2-story	4	3	1	34	2,342	\$239,950
		2-story	3	2.5	4	31	1,878 TO 1,958	\$216,900
18	Sawgrass							
	Unique							
		2	4	3.5	0	0	2,729	\$299,900
		R	3	2	0	0	1,755	\$199,500
		2	4	2.5	0	0	2,026	\$259,900
20	Trails at Abbey Fields							
	Cramer Homes							
		2-story	4	3	0	1	2,750	\$435,826
		2-story	5	2.5	1	0	2,802	\$500,000
	Hallbeck Homes							
		2-story	6	5	1	0	4,000	\$549,700
		2-story	5	3.5	0	1	6,000	\$1,000,000
21	Trails at Chestnut Grove							
	Drake Homes							
		2-story	4	3.5	1	0	3,380	\$899,000
		Ranch	5	3.5	0	1	5,694	\$1,100,000
	Hallbeck Homes							
		2-story	2	6	1	0	4,000	\$249,700

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

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PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
24	Will's Trace							
	Ironwood							
		2	3	3	1	9	2,976	\$260,000
		R	4	3	2	7	3,020	\$299,272
	Signature							
		2	3	3	0	10	3,100	\$300,000
		R	4	3	1	8	3,351	\$399,900
25	Ironwood West							
	Ironwood							
		Ranch	4	3	0	36	2,823	\$349,900
		2-story	4	2.5	0	36	2,107	\$244,900
		2-story	4	3	0	36	2,493	\$299,900
		Ranch	3	2	0	36	1,780	\$274,900
26	Landis Farm							
	James Weiseger							
		Ranch	3	2.5	0	72	1,500 TO 1,640	\$187,500
27	Somerset							
	Flessner							
		Ranch	3	2	1	79	1,500 TO 1,756	\$163,980
28	Beringer Commons							
	Dowling Custom							
					0	144	0	\$0

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
29	Savannah Green							
	Vic Armstrong							
		Ranch	3	2	0	85	1,152 TO 1,301	\$117,500
		2-story	3	2	0	85	1,838 TO 1,860	\$152,250
		2-story	4	2.5	0	85	1,920	\$160,000
30	Prairie Winds							
	TC Tateman Construction							
		2-story	4	2.5	0	6	2,000	\$225,000
		Ranch	3	2	0	6	1,654	\$198,000
38	Liberty on the Lake							
	Liberty on the Lake LLC							
		Ranch	3	3	3	34	1,810	\$294,950
39	Prairie Fields							
	Ironwood							
		2	3	2.5	1	71	1,962	\$224,900
		R	3	2	1	71	1,650	\$210,000
	Signature							
		2	3	2.5	1	71	1,952	\$208,900
		R	3	2	1	71	1,587 TO 1,677	\$209,900

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

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PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
40	Prairie Meadows							
	Ironwood							
		R	3	2	7	3	2,691	\$269,900
		T	3	3	8	5	2,495	\$279,500
		2	3	2.5	9	4	2,067 TO 2,107	\$253,400
	Signature							
		2	3	2.5	9	1	2,181	\$269,900
		2	4	2.5	1	9	2,148	\$259,900
		2	4	2.5	1	9	2,418	\$289,900
41	Lake Falls							
	Ironwood							
		2	4	3.5	0	4	3,548	\$434,900
		R	4	3	0	4	2,587	\$369,900
		R	4	3	1	3	2,802	\$344,900
	Signature							
		2	5	4.5	1	2	4,068	\$574,900
		R	4	3	1	2	2,502	\$349,900
		2	4	3.5	1	2	3,347	\$417,900
		R	4	3.5	0	3	3,527	\$399,900

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

PRODUCTION BUILDERS BY SUBDIVISION AND FLOORPLAN - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME / BUILDER	UNIT TYPE	BEDROOMS	BATHS	AVAIL.	SOLD	SQUARE FEET	AVG PRICE
42	Fieldstone							
	Armstrong							
		2	4	2.5	36	5	2,848	\$269,500
	Unique Homes							
		R	3	2	1	1	1,800	\$239,900
		2	4	2.5	1	1	2,159	\$264,900
		2	4	2.5	1	1	2,360	\$279,900
		2	4	2.5	2	0	2,164	\$274,900
		2	5	4.5	0	2	3,266	\$345,000
		R	3	2	1	1	1,550	\$239,900

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010

ESTATE LOT SUBDIVISIONS - CHAMPAIGN COUNTY, ILLINOIS

MAP CODE	SUBDIVISION NAME	LOT PRICES			ESTIMATED HOME VALUES		
		LOW	HIGH	AVERAGE	LOW	HIGH	AVERAGE
2	Eagle Pointe	\$28,900	\$405,000	\$34,700	\$150,000	\$200,000	\$175,000
3	Thornewood North	\$55,000	\$89,700	\$72,350	\$277,652	\$535,200	\$404,425
4	Summerfield Estates	\$55,000	\$99,000	\$77,000	\$300,000	\$300,000	\$300,000
5	Thornewood	\$60,000	\$128,200	\$94,100	\$229,900	\$878,202	\$554,051
6	Cobble Creek	\$77,900	\$140,000	\$108,950	\$292,000	\$545,000	\$418,500
7	Deer Hollow	\$42,680	\$65,000	\$53,840	\$236,000	\$399,000	\$317,500
8	Ridge Creek	\$39,900	\$62,000	\$50,950	\$200,375	\$305,784	\$253,080
9	Fox Run	\$69,900	\$99,000	\$84,450	\$275,000	\$390,000	\$332,500
12	Conway Farms	\$50,000	\$171,000	\$110,500	\$140,000	\$625,000	\$382,500
23	Trailsedge	\$66,800	\$69,800	\$68,300	\$276,000	\$678,000	\$477,000
31	Stone Creek	\$63,000	\$99,400	\$231,500	\$164,730	\$774,000	\$469,365
32	South Ridge 5-7	\$37,333	\$48,000	\$42,750	\$148,900	\$297,400	\$223,150

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: October 2010