



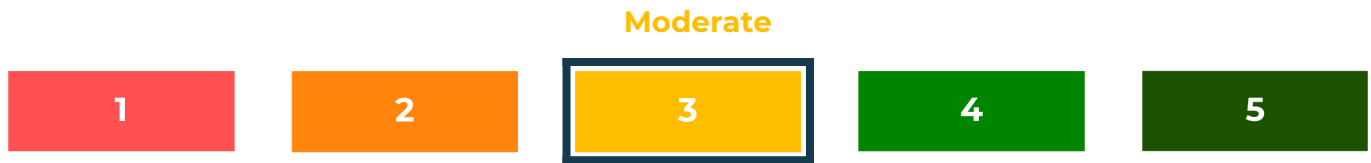
# Business Report

**Real Estate Trends and Forecast**

**Business Report for:**  
**481 Breckenridge Drive**  
**Aurora, IL 60504**  
**Latitude: 41.746778**  
**Longitude: -88.254207**

# Business Report for: 481 Breckenridge Drive, Aurora, IL 60504

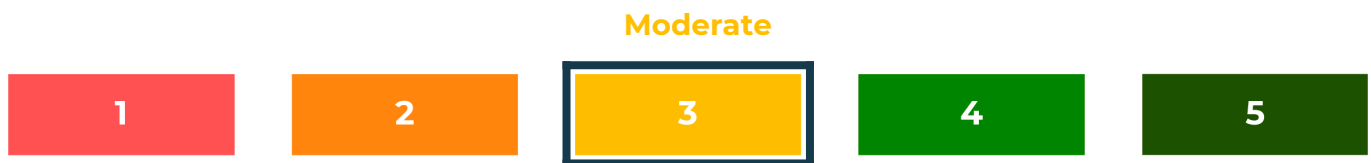
## Rising Star Index ⓘ



### Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

## Blue Chip Index ⓘ



### Past Appreciation and Existing Fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

## Price Advantage Over Surrounding Neighborhoods ⓘ



### Price Advantage Score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

# \$134

Neighborhood Price per sqft

# \$113

Average Nearby Home Price per sqft

# Business Report for: 481 Breckenridge Drive, Aurora, IL 60504

## Access to High Paying Jobs <sup>①</sup>



### Jobs Score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

## Average Home Values

Median Home Value:

**\$441,088**

Median Real Estate Taxes:

**\$12,360**

(2.8 effective rate)

## Safe Lighthouse Regional Housing Market Analysis

### 481 Breckenridge Drive, Aurora, IL Metro Area Regional Investment Potential <sup>①</sup>

Very Low

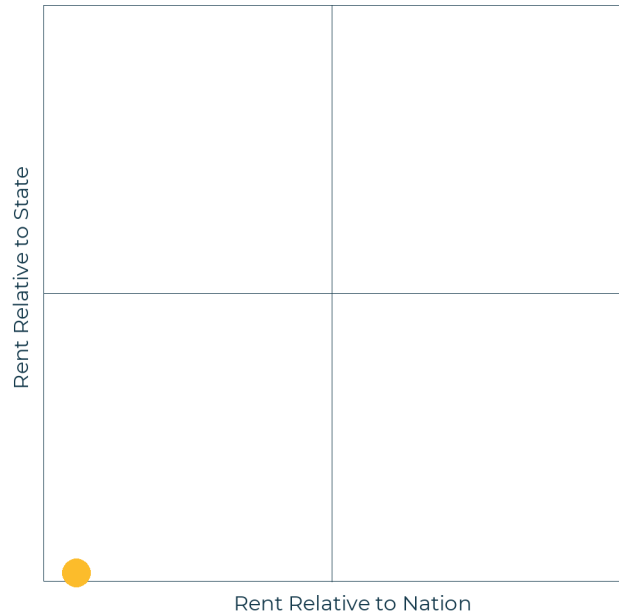
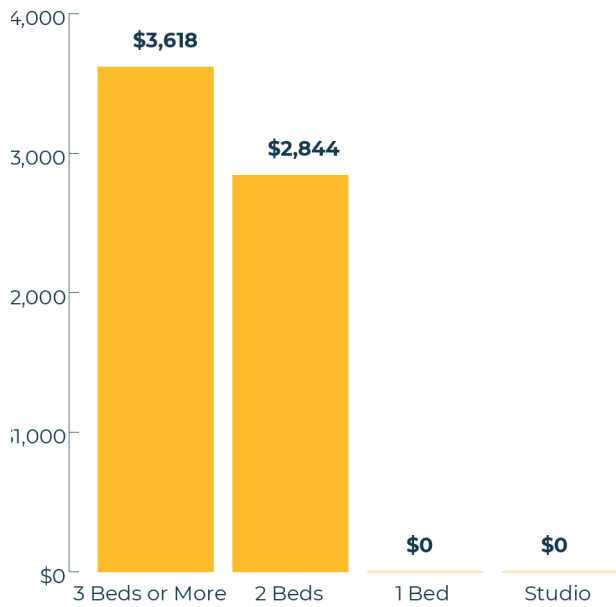


### Regional Appreciation Potential (3yr)

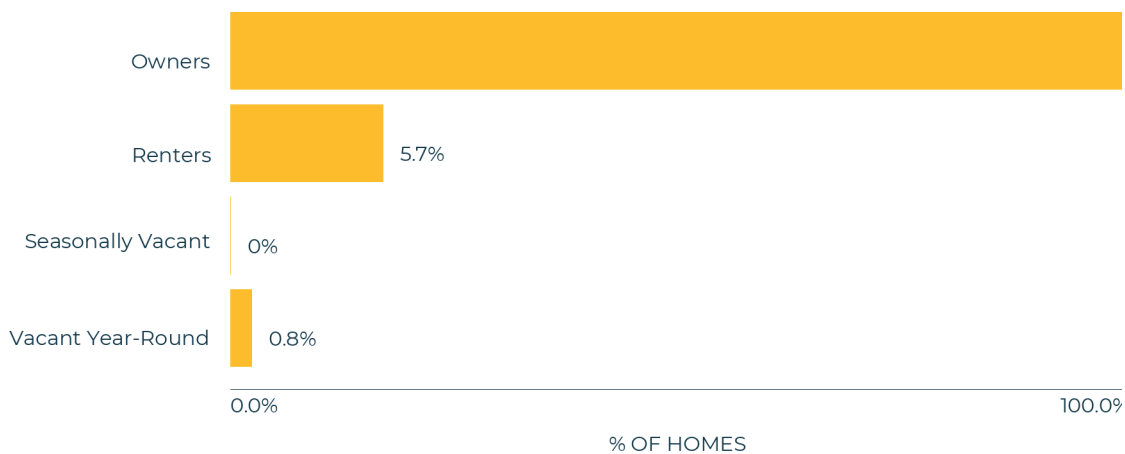
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High

# Business Report for: 481 Breckenridge Drive, Aurora, IL 60504

## Median Monthly Rent by Number of Bedrooms



## Homeownership Rate



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## 1. Rising star index - Rising Star Index of 3 Year Opportunity

Scout Vision® Rising Star Index reveals the 3-year appreciation forecast at the Micro-Neighborhood™ level, 10X smaller than a Zip Code. On an easy-to-use 1-5 scale, the Index rates every neighborhood from Very Low projected price growth over the next 3 years, to Rising Star expected growth. Based on 200+ data elements, with proven predictive accuracy.

## 2. Blue-chip index - Blue Chip Index of Investment Security Risk

Scout Vision® Blue Chip Index is based on past appreciation performance over the last 10 years for the specific Micro-Neighborhood™, plus existing fundamentals like school quality that are proven to help locations hold value in down economic times. 1-5 scale from Very Low Investment Security to Blue Chip, the highest investment security of all.

## 3. Price advantage over surrounding neighborhoods - Price advantage based on neighborhood cost compared to nearby neighborhoods

Scout Vision's® exclusive Price Advantage Score compares home values per square foot in the neighborhood to other neighborhoods nearby. The average nearby price per square foot is based on other locations a short drive away from the neighborhood.

- 1 - Strong Disadvantage (At least 17.5% more expensive per square foot than other neighborhoods nearby).
- 2 - Disadvantage (At least 7.5% more expensive per square foot than other neighborhoods nearby).
- 3 - Similar Price (Similar price per square foot to other neighborhoods nearby).
- 4 - Advantage (At least 10% less expensive per square foot than other neighborhoods nearby).
- 5 - Strong Advantage (At least 20% less expensive per square foot than other neighborhoods nearby).

## 4. Access to high paying jobs - Access to High Paying Jobs Index

The total number of high-paying jobs available within a certain drive time, in minutes. High-paying jobs are defined as jobs that pay \$75,000 or more annually. The index scores are available on a 0-100 scale with a higher number indicating more jobs are available.

## 5. Regional investment potential - Rising Star Index of 3 Year Opportunity

The Scout Vision® Regional Investment Index rates a region's 3 year appreciation forecast on a 1 -5 scale, from 1 (Very Low) to 5 (Rising Star). The 3 year appreciation forecast for each region is classified into 1 - 5 categories based on how this region's forecast 3 year performance compares to the real estate appreciation rates experienced in all regions nationwide for every 3 year period since 1999. This provides context for comparing regional performance against historical benchmarking.

- 1 - Very Low (Forecast to depreciate over the next 3 years).
- 2 - Low (Forecast to appreciate between 0.0% and 10.0% over the next 3 years).
- 3 - Moderate (Forecast to appreciate between 10% and 20% over the next 3 years).
- 4 - High (Forecast to appreciate between 20% and 30% over the next 3 years).
- 5 - Very High (Forecast to appreciate 30% or more over the next 3 years).