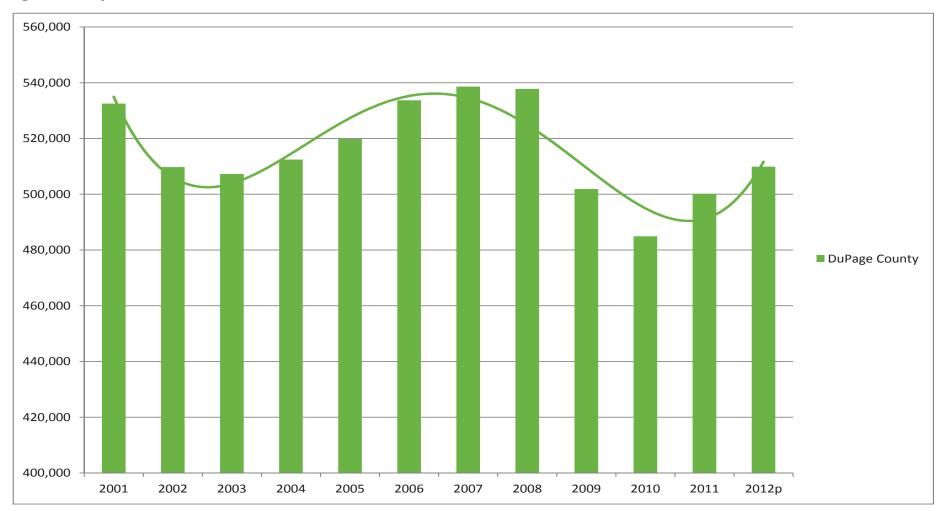


ECONOMIC TREND ANALYSIS

DuPage County

Private Sector Employment (Number of Jobs) DuPage County





Private Sector Employment (Number of Jobs) DuPage County

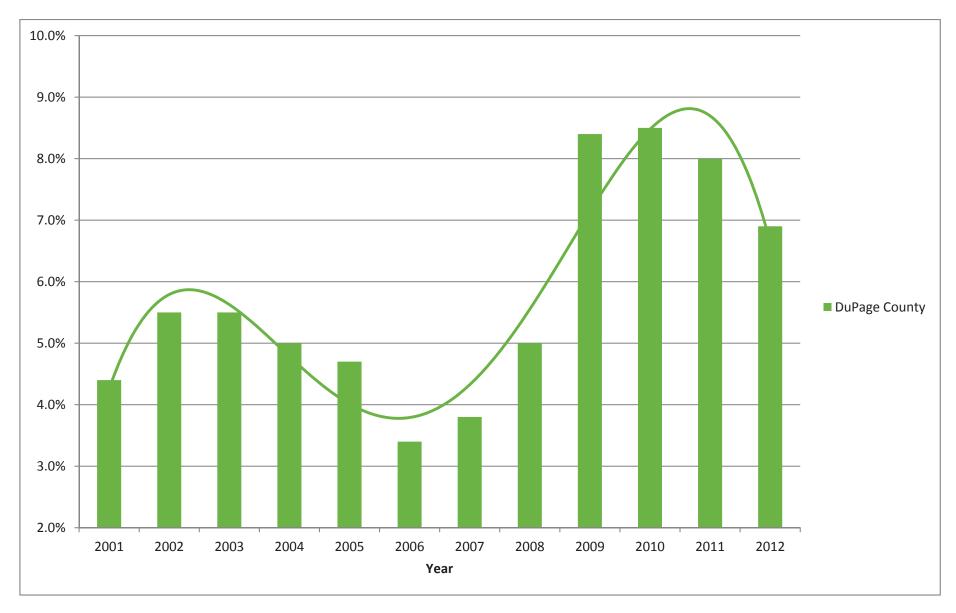
Private Sector Employment

Year	DuPage County	DuPage County % difference
2001	532,523	
2002	509,741	-4.28%
2003	507,264	-0.49%
2004	512,453	1.02%
2005	519,841	1.44%
2006	533,701	2.67%
2007	538,626	0.92%
2008	537,781	-0.16%
2009	501,878	-6.68%
2010	484,910	-3.38%
2011	500,128	3.14%
2012p	509,888	1.95%
Total	-22,635	-4.25%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- Employment numbers have trended down for DuPage County for period of 2001-2012.
- Employment numbers for DuPage County have increased since 2010.

Unemployment Rate





Economic Trend Analysis

Unemployment Rate

Unemployment Rate

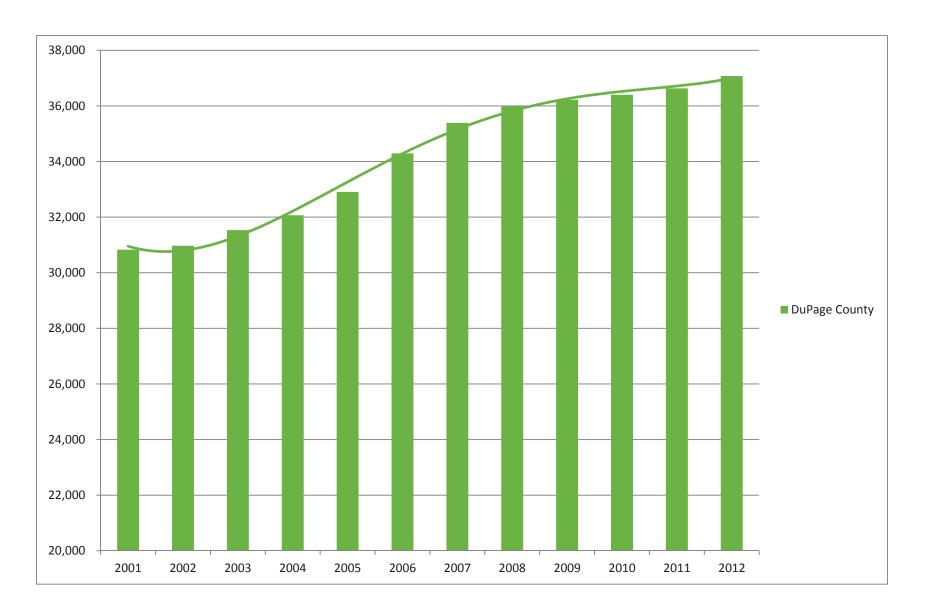
•
DuPage County
4.4%
5.5%
5.5%
5.0%
4.7%
3.4%
3.8%
5.0%
8.4%
8.5%
8.0%
6.9%

Source: Illinois Department of Employment Security

All data is annual averages, except 2012 which is December 2012 data.

- Unemployment rates have increased for DuPage County since 2001.
- Unemployment levels peaked in 2010 and have been reducing since for all areas.
- DuPage County has lowest county-wide unemployment rate in Northeastern Illinois.

Covered Establishments – Private companies reporting employees to I.D.E.S.





Covered Establishments – Private companies reporting employees to I.D.E.S. DuPage County

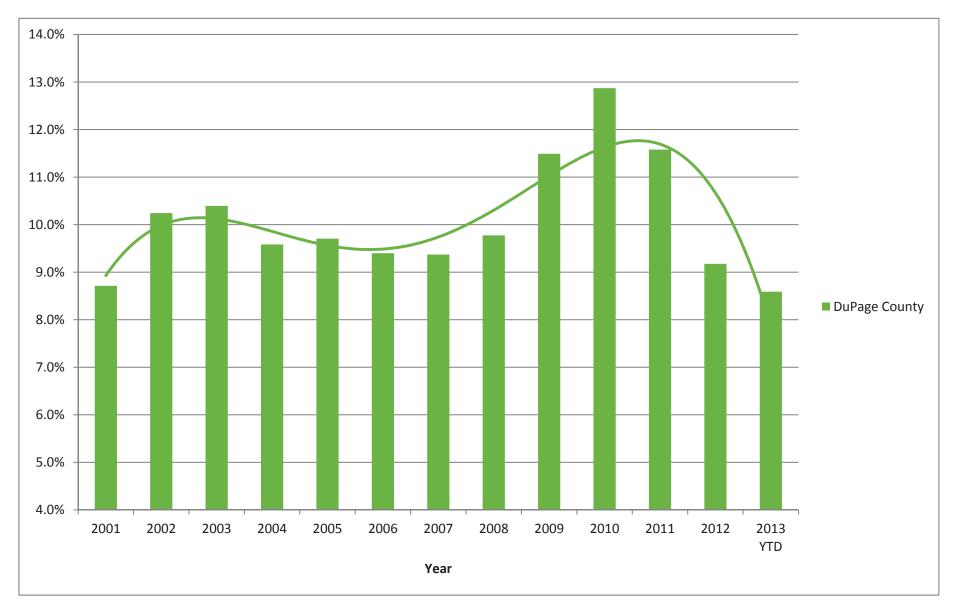
Number of Covered Establishments

Year	DuPage County	DuPage County % change
2001	30,829	
2002	30,971	0.46%
2003	31,531	1.81%
2004	32,065	1.69%
2005	32,906	2.62%
2006	34,293	4.22%
2007	35,388	3.19%
2008	35,990	1.70%
2009	36,218	0.63%
2010	36,400	0.50%
2011	36,631	0.63%
2012	37,075	1.21%
Total	6,246	20.26%

Source: Illinois Department of Employment Securities, Where Workers Work

- The number of new establishment has increased for DuPage County since 2001.
- DuPage County saw an increase of 20% in new establishments since 2001.

Industrial Vacancy Rates – Manufacturing and Warehouse spaces





Economic Trend Analysis

Industrial Vacancy Rates – Manufacturing and Warehouse spaces

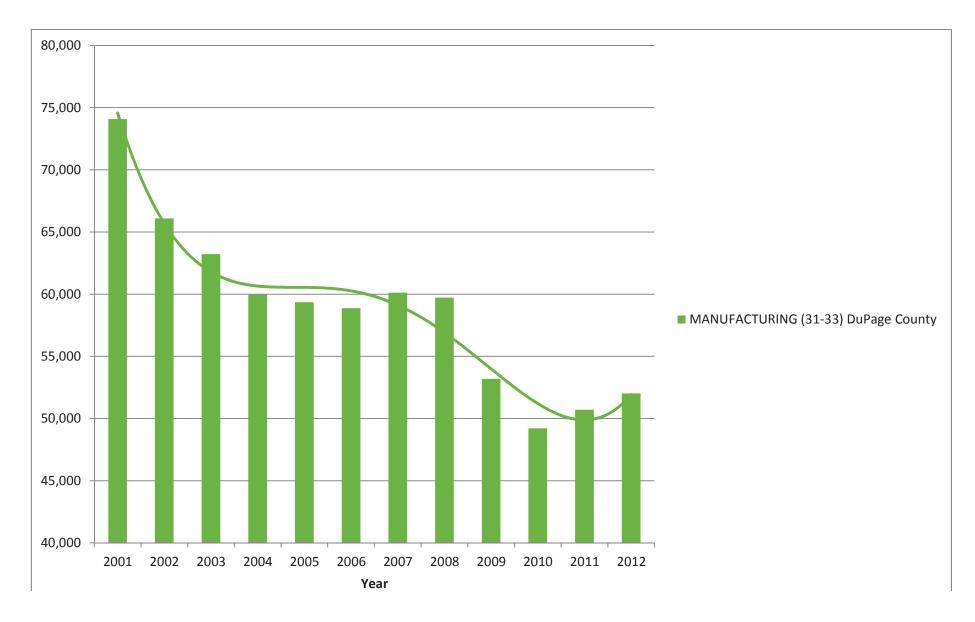
Industrial Space

	DuPage County
2001	8.7%
2002	10.2%
2003	10.4%
2004	9.6%
2005	9.7%
2006	9.4%
2007	9.4%
2008	9.8%
2009	11.5%
2010	12.9%
2011	11.6%
2012	9.2%
2013 YTD	8.6%

Source: CoStar

- The DuPage County vacancy rate has returned to 2001 levels.
- The manufacturing sector is growing in DuPage County.
- The DuPage County tax rate and cost of doing business are driving factors in lower vacancy rates.

Manufacturing Sector Employment





Economic Trend Analysis

Manufacturing Sector Employment

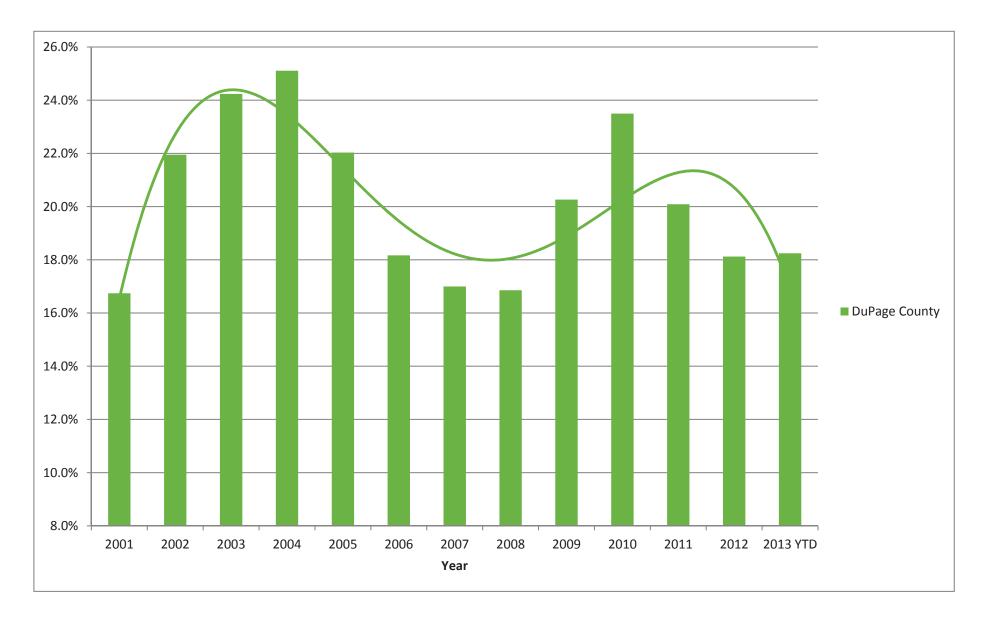
Manufacturing

Year	DuPage County	DuPage County % difference
2001	74,079	
2002	66,092	-10.78%
2003	63,227	-4.33%
2004	59,963	-5.16%
2005	59,346	-1.03%
2006	58,878	-0.79%
2007	60,122	2.11%
2008	59,719	-0.67%
2009	53,193	-10.93%
2010	49,208	-7.49%
2011	50,700	3.03%
2012p	52,024	2.61%
Total	-22,055	-29.77%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- The manufacturing sector is growing in DuPage County.
- The DuPage County has seen decrease of 30%
- DuPage County has seen increase in the sector from 2010-2012.

Class A Vacancy Rates – Premiere Office Space





Economic Trend Analysis

Class A Vacancy Rates – Premiere Office Space

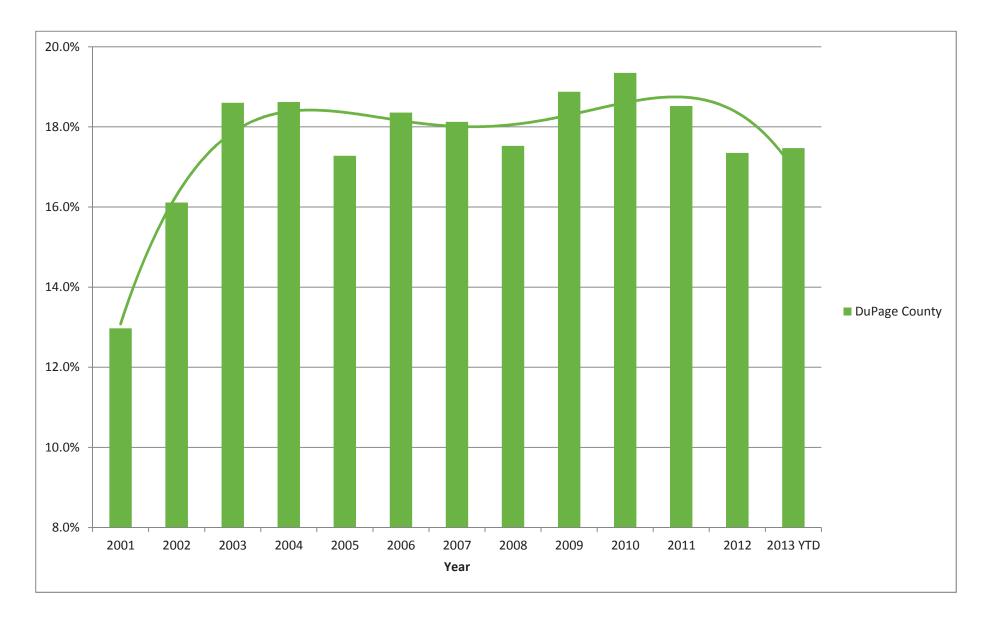
Class A Office Space

	DuPage County
	Dai age county
2001	16.7%
2002	22.0%
2003	24.2%
2004	25.1%
2005	22.0%
2006	18.2%
2007	17.0%
2008	16.9%
2009	20.3%
2010	23.5%
2011	20.1%
2012	18.1%
2013 YTD	18.2%

Source: CoStar

- DuPage County Class A vacancy rates have increased for period of 2001-2012.
- DuPage County vacancy rate increased 9%.
- DuPage County saw peak vacancy rates in 2010 and are trending downward.
- Several factors may influence vacancy rate tenant upgrades, pricing, product availability, and new product/buildings on market.

Class B Office Space Vacancy Rate





Economic Trend Analysis

Class B Office Space Vacancy Rate

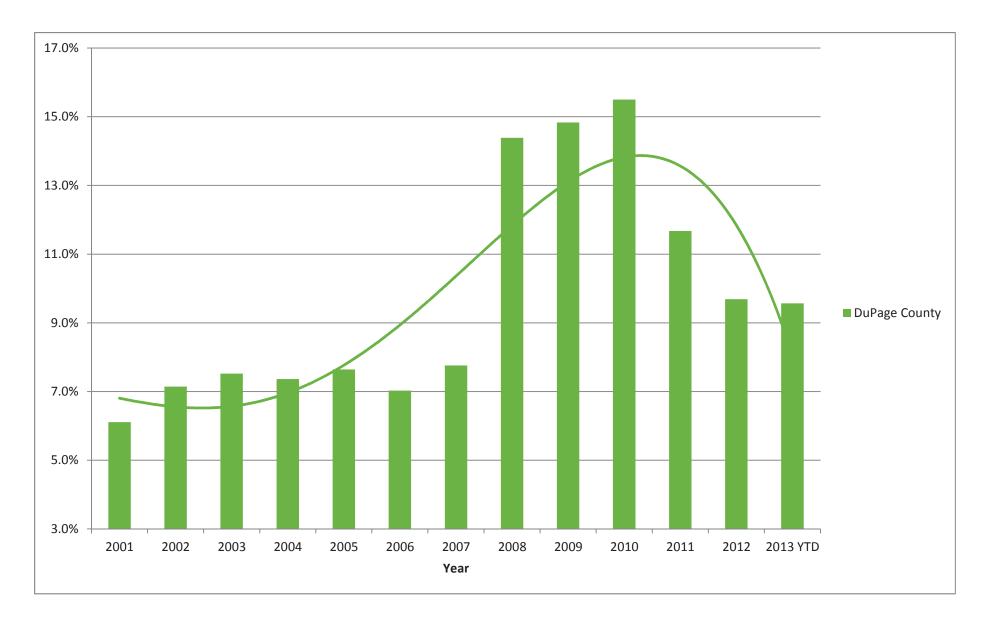
Class B Office Space

	DuPage County
2001	13.0%
2002	16.1%
2003	18.6%
2004	18.6%
2005	17.3%
2006	18.4%
2007	18.1%
2008	17.5%
2009	18.9%
2010	19.3%
2011	18.5%
2012	17.4%
2013 YTD	17.5%
6 6	

Source: CoStar

- DuPage County Class B vacancy rates increased for period of 2001-2012.
- DuPage County vacancy rate increased 35%.
- DuPage County saw peak vacancy rates in 2010 and are trending downward.
- Several factors may influence vacancy rate tenant upgrades, pricing, product availability, and new product/buildings on market.

Class C Office Space Vacancy Rate





Economic Trend Analysis

Class C Office Space Vacancy Rate

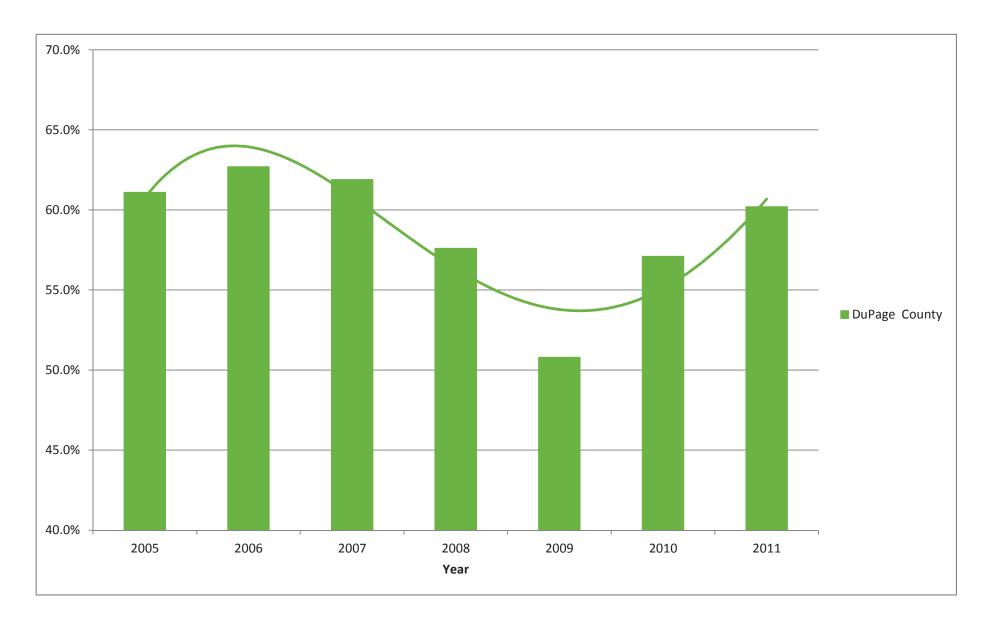
Class C Office Space

	DuPage County
2001	6.1%
2002	7.1%
2003	7.5%
2004	7.4%
2005	7.6%
2006	7.0%
2007	7.8%
2008	14.4%
2009	14.8%
2010	15.5%
2011	11.7%
2012	9.7%
2013 YTD	9.6%
6 6	

Source: CoStar

- DuPage County Class C vacancy rates increased for period of 2001-2012.
- DuPage County vacancy rate increased 57%.
- DuPage County saw peak vacancy rates in 2010 and are trending downward.
- Several factors may influence vacancy rate tenant upgrades, pricing, product availability, and new product/buildings on market.

Hotel Occupancy Rate





Economic Trend Analysis

Hotel Occupancy Rate Comparison

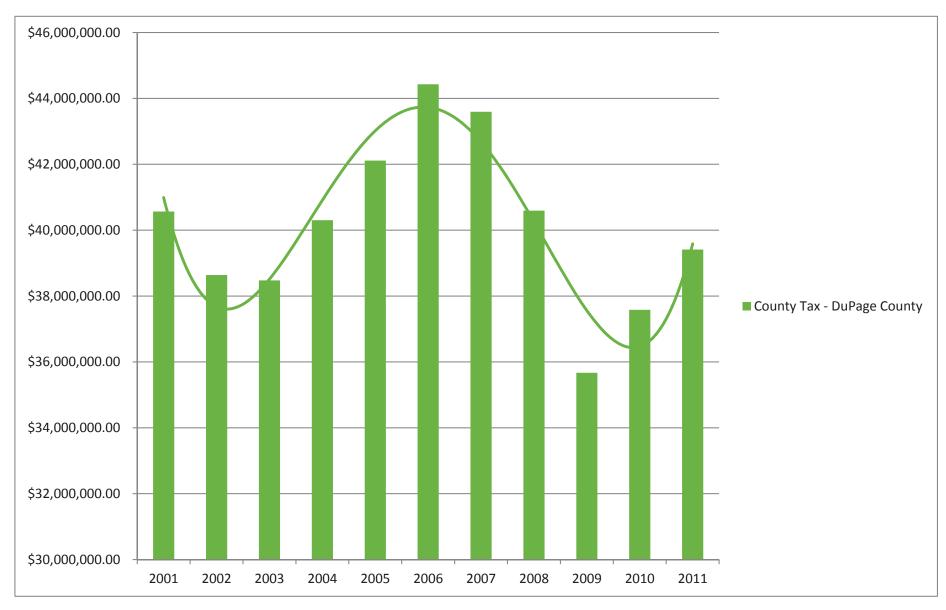
Hotel Occupancy Rates

Year	DuPage County
2005	61.1%
2006	62.7%
2007	61.9%
2008	57.6%
2009	50.8%
2010	57.1%
2011	60.2%

Source: DuPage Convention & Visitors Bureau 2012 data is unavailable.

- DuPage County occupancy rates have returned to 2005 levels.
- DuPage County hotel occupancy rates were up for 2010 vs. 2011.

Sales Tax Receipts





Economic Trend Analysis

Sales Tax Receipts

DuPage County - Sales Tax Receipts

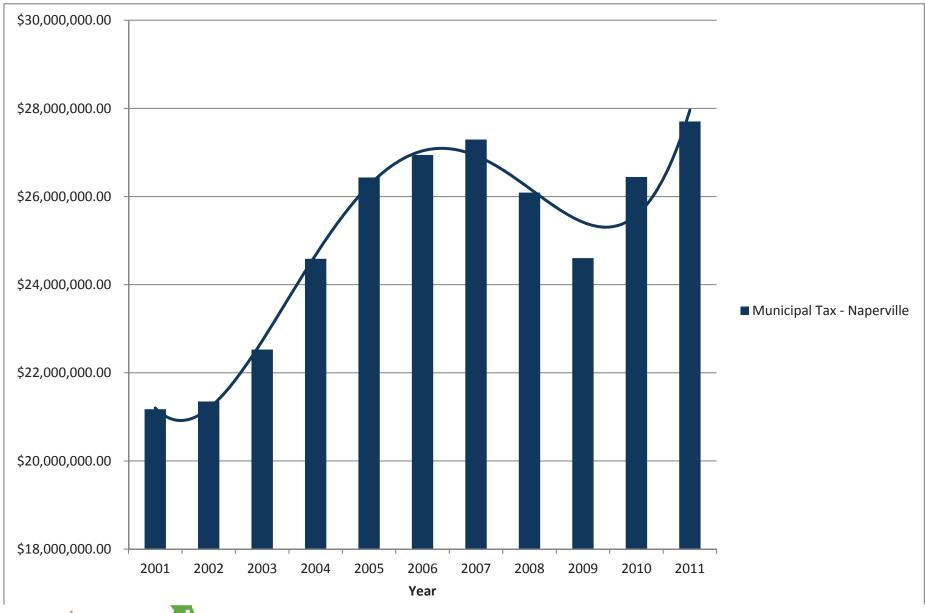
Year	Coun	ty Tax - DuPage County	DuPage County % change
2001	\$	40,565,102.72	
2002	\$	38,637,334.80	-4.75%
2003	\$	38,475,195.17	-0.42%
2004	\$	40,304,289.70	4.75%
2005	\$	42,112,650.82	4.49%
2006	\$	44,429,730.30	5.50%
2007	\$	43,594,328.62	-1.88%
2008	\$	40,591,730.75	-6.89%
2009	\$	35,671,604.61	-12.12%
2010	\$	37,582,715.03	5.36%
2011	\$	39,411,043.28	4.86%
Total	\$	1,154,059.44	-2.84%

Source: Illinois Department of Revenue

Data for DuPage County is the county sales tax and countywide sales tax (CT and CST).

- Calendar year 2012 data not yet available.
- Data for DuPage County is the county sales tax and countywide sales tax (CT and CST).
- DuPage County sales tax revenue was relatively flat from 2001-2011.

Sales Tax Receipts City of Naperville





Economic Trend Analysis

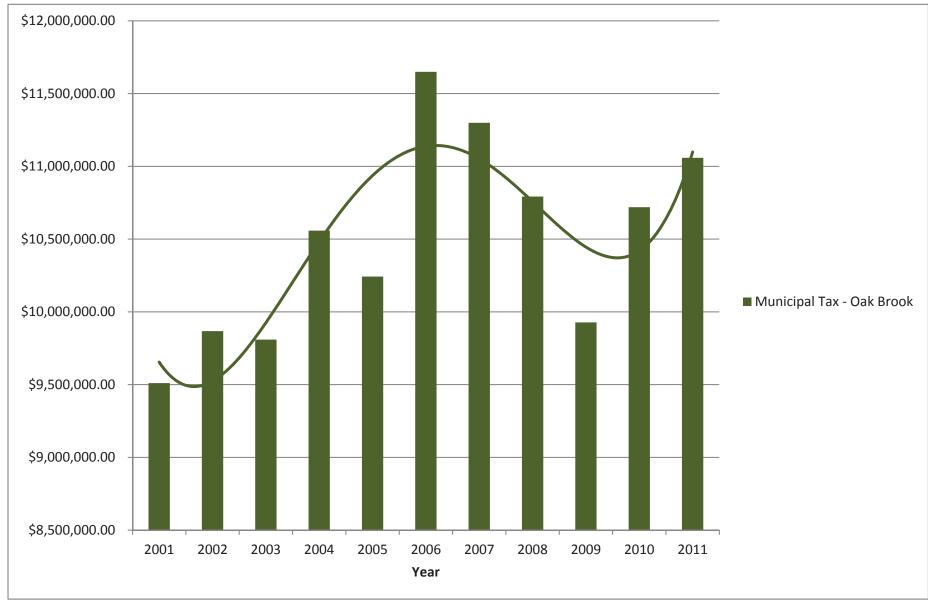
Sales Tax Receipts City of Naperville

Sales Tax Receipts

Year	Municipal Tax - Naperville	Naperville % change
2001	\$ 21,173,077.23	
2002	\$ 21,349,051.19	0.83%
2003	\$ 22,527,299.93	5.52%
2004	\$ 24,585,892.82	9.14%
2005	\$ 26,433,138.25	7.51%
2006	\$ 26,943,527.31	1.93%
2007	\$ 27,293,710.10	1.30%
2008	\$ 26,089,992.54	-4.41%
2009	\$ 24,602,455.75	-5.70%
2010	\$ 26,443,265.88	7.48%
2011	\$ 27,703,710.15	4.77%
Total	\$ 6,530,632.92	30.84%

Source: Illinois Department of Revenue Data is the municipal sales tax (MT).

Sales Tax Receipts Village of Oak Brook





Economic Trend Analysis

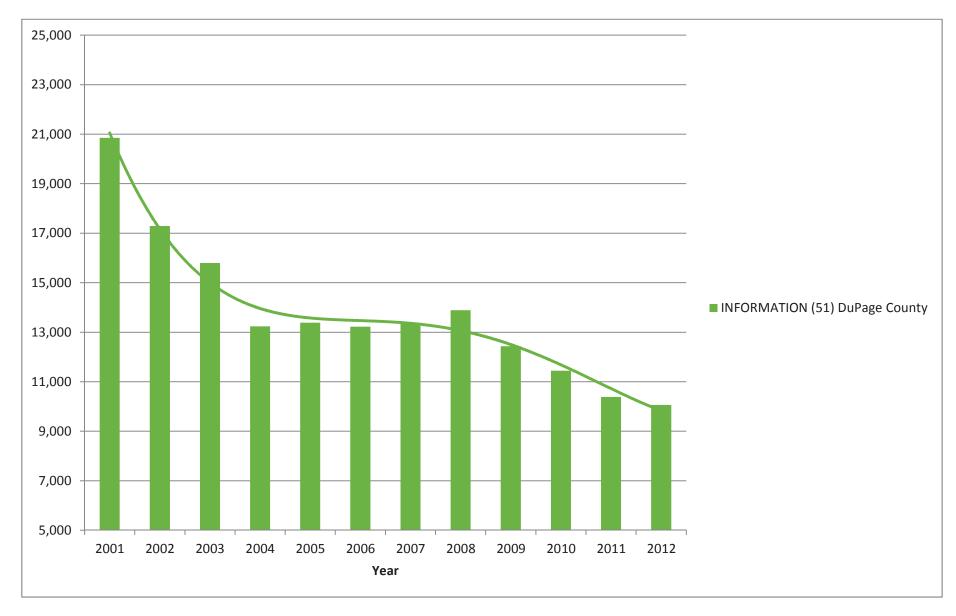
Sales Tax Receipts Village of Oak Brook

Sales Tax Receipts

Year	Municipal Tax - Oak Brook	Oak Brook % change
2001	\$ 9,510,293.05	
2002	\$ 9,867,898.05	3.76%
2003	\$ 9,809,313.64	-0.59%
2004	\$ 10,557,975.22	7.63%
2005	\$ 10,242,451.49	-2.99%
2006	\$ 11,649,571.87	13.74%
2007	\$ 11,299,085.39	-3.01%
2008	\$ 10,792,201.62	-4.49%
2009	\$ 9,927,733.90	-8.01%
2010	\$ 10,719,222.33	7.97%
2011	\$ 11,058,437.78	3.16%
Total	\$ 1,548,144.73	16.28%

Source: Illinois Department of Revenue
Data is the municipal sales tax (MT).

Information Technology Sector Employment





Economic Trend Analysis

Information Technology Sector Employment

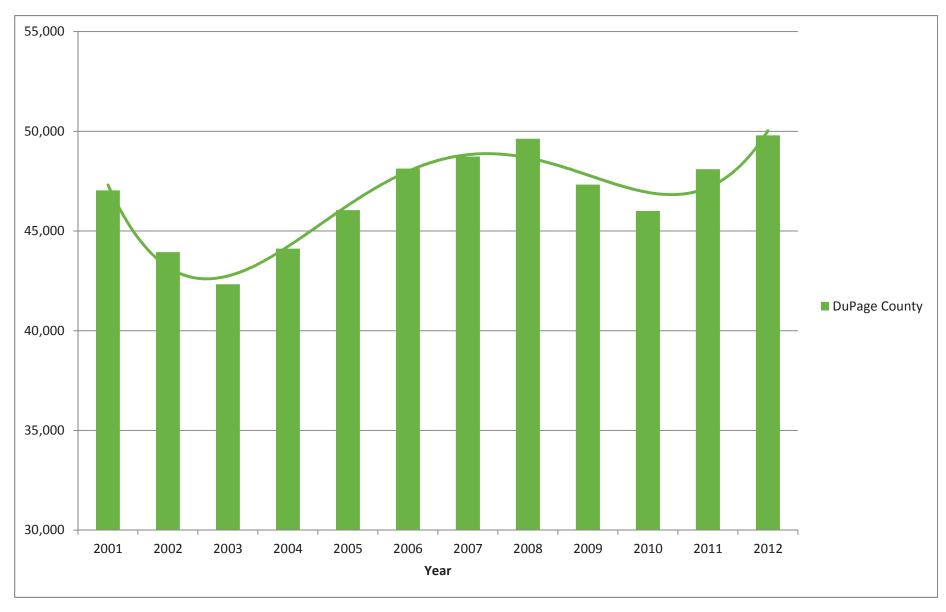
Information Technology

Year	DuPage County	DuPage County % difference
2001	20,851	
2002	17,290	-17.08%
2003	15,797	-8.64%
2004	13,237	-16.21%
2005	13,387	1.13%
2006	13,226	-1.20%
2007	13,377	1.14%
2008	13,888	3.82%
2009	12,435	-10.46%
2010	11,448	-7.94%
2011	10,386	-9.28%
2012p	10,064	-3.10%
Total	-10,787	-51.73%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- DuPage County saw a reduction of approximately 10,000 jobs in the IT sector since 2001.
- DuPage County is still trending down although the trend has flattened.

Professional, Scientific & Technical Services Employment





Economic Trend Analysis

Professional, Scientific & Technical Services Employment

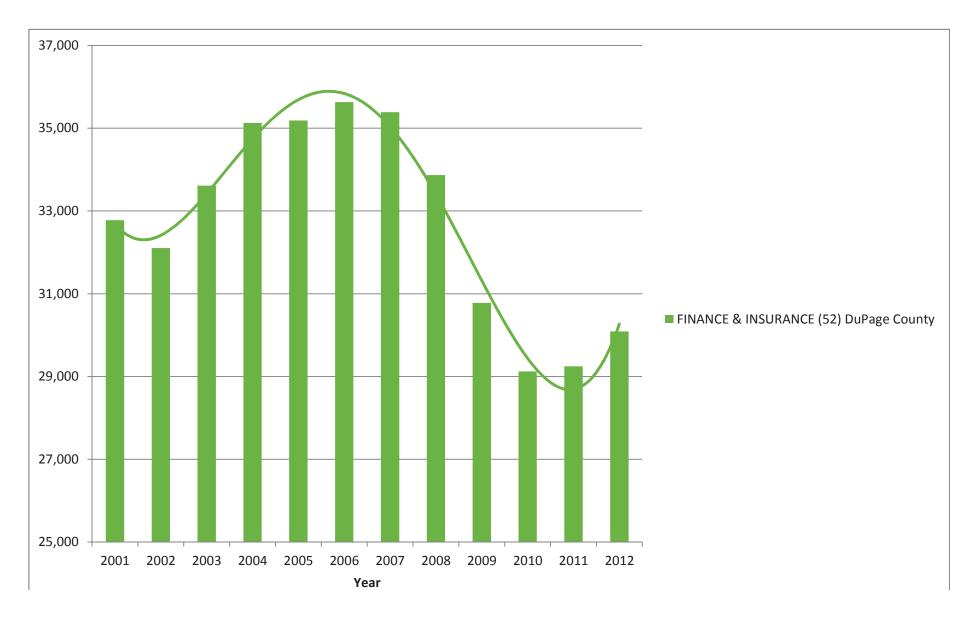
Professional, Scientific & Technical Services

Year	DuPage County	DuPage County % difference
2001	47,039	
2002	43,936	-6.60%
2003	42,334	-3.65%
2004	44,113	4.20%
2005	46,049	4.39%
2006	48,134	4.53%
2007	48,733	1.24%
2008	49,625	1.83%
2009	47,331	-4.62%
2010	46,010	-2.79%
2011	48,098	4.54%
2012p	49,798	3.53%
Total	2,759	5.87%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- DuPage County has seen growth in this sector of 5.9%.
- Trend line is slightly positive for DuPage County.

Finance and Insurance Sector Employment





Economic Trend Analysis

Finance and Insurance Sector Employment

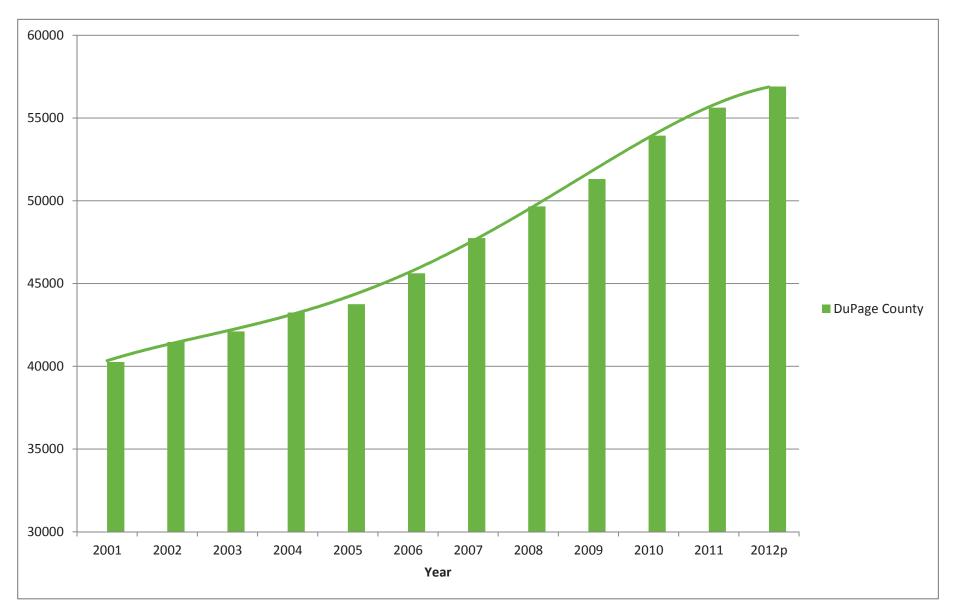
Finance and Insurance

Year	DuPage County	DuPage County % difference
2001	32,779	
2002	32,105	-2.06%
2003	33,611	4.69%
2004	35,130	4.52%
2005	35,188	0.17%
2006	35,630	1.26%
2007	35,386	-0.68%
2008	33,869	-4.29%
2009	30,778	-9.13%
2010	29,121	-5.38%
2011	29,247	0.43%
2012p	30,089	2.88%
Total	-2,690	-8.21%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- DuPage County has little change in the sector since 2001.
- The DuPage County trend is positive since 2010.
- DuPage is well positioned for growth in this sector.

Healthcare & Social Assistance Employment





Economic Trend Analysis

Healthcare & Social Assistance Employment

Health Care & Social Assistance

Year	DuPage County	DuPage County % difference
2001	40,258	
2002	41,467	3.00%
2003	42,108	1.55%
2004	43,248	2.71%
2005	43,755	1.17%
2006	45,623	4.27%
2007	47,744	4.65%
2008	49,664	4.02%
2009	51,314	3.32%
2010	53,938	5.11%
2011	55,629	3.14%
2012p	56,903	2.29%
Total	16,645	41.35%

Source: Illinois Department of Employment Securities, Where Workers Work p=preliminary data

- DuPage County has seen dramatic increases in this sector.
- The trend line is positive for DuPage County.

Private Sector Employment DuPage County

Private Sector Employment	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
Industry (NAICS)	DuPage County											
ALL INDUSTRIES	509,888	500,128	484,910	501,878	537,781	538,626	533,701	519,841	512,453	507,264	509,741	532,523
AGRICULTURE, FORESTRY, FISHING, & HUNTING (11)	342	243	280	310	338	353	328	365	333	393	434	383
MINING, QUARRYING, & OIL AND GAS EXTRACTION (21)	96	77	84	90	112	157	76	57	61	56	77 /	4/
UTILITIES (22)	2,444	2,510	2,525	3,101	3,099	3,034	3,110	3,176	3,205	3,512	3,572	3,309
CONSTRUCTION (23)	18,558	19,063	19,192	23,042	26,903	29,278	30,496	29,573	28,720	29,380	29,617	30,943
MANUFACTURING (31-33)	52,024	50,700	49,208	53,193	59,719	60,122	58,878	59,346	59,963	63,227	66,092	74,079
FOOD	5,511	5,509	5,386	5,291	5,442	4,399	3,920	4,003	4,084	4,042	4,259	4,232
BEVERAGE & TOBACCO	126	115	109	95	112	120	130	106	103	89	79 /	4/
TEXTILE MILLS	24	10	12	26	28	33	30	34	29	26	34 /	4/
TEXTILE PRODUCT MILLS	210	224	193	202	235	191	161	148	111	158	174	217
APPAREL	95	64	57	92	115	64	80	79	74	69	77	82
LEATHER & ALLIED PRODUCTS	3	3	9	11	13	13	0	2	1	0	98 /	4/
WOOD PRODUCTS	294	272	299	260	311	339	278	281	287	479	471	552
PAPER	2,423	2,440	2,457	2,441	2,721	2,798	2,866	2,701	2,669	2,871	2,645	2,987
PRINTING & RELATED SUPPORT	4,293	4,330	4,369	5,058	6,494	6,837	7,233	7,393	7,864	8,470	8,400	9,240
PETROLEUM & COAL PRODUCTS	33	30	32	23	92	73	59	82	130	145	168 /	٩/
CHEMICAL	2,761	2,750	2,745	2,832	3,054	2,951	3,176	2,928	2,845	2,374	2,154	2,646
PLASTICS & RUBBER PRODUCTS	4,174	4,117	3,864	4,162	4,614	4,637	4,613	5,091	5,248	5,208	5,094	5,701
NONMETALLIC MINERAL PRODUCTS	586	618	576	660	812	832	788	822	749	968	945	1,175
PRIMARY METAL PRODUCTS	576	608	547	650	756	985	993	1,177	1,191	1,224	1,181	1,381
FABRICATED METAL PRODUCTS	10,750	10,286	9,709	10,452	12,111	12,772	11,979	12,126	11,883	11,673	11,550	12,732
MACHINERY	6,357	5,913	5,914	6,494	7,286	7,602	7,586	7,234	7,275	7,713	8,145	9,390
COMPUTER & ELECTRONIC PDTS.	6,216	6,384	6,078	6,706	6,743	7,168	7,388	7,528	8,133	9,742	11,039	12,388
ELECTRICAL EQUIP., APPLIANCES, & COMP.	2,609	2,544	2,694	3,149	3,313	3,072	2,878	2,817	2,758	3,115	4,078	4,821
TRANSPORTATION EQUIPMENT	2,293	2,018	1,695	1,769	2,134	2,006	1,862	1,874	1,779	1,816	2,326	2,394
FURNITURE & RELATED PRODUCTS	652	673	661	847	1,070	1,113	985	943	924	1,148	1,267	1,449
MISCELLANEOUS MANUFACTURING	2,038	1,792	1,802	1,973	2,263	2,117	1,873	1,977	1,826	1,897	1,908	2,334
WHOLESALE TRADE (42)	47,015	45,609	44,552	47,984	50,669	50,083	52,027	50,599	49,830	50,509	52,526	55,114
RETAIL TRADE (44-45)	61,120	60,903	59,906	61,886	68,274	69,136	68,734	70,277	68,673	67,133	67,788	70,460
TRANSPORTATION & WAREHOUSING (48-49)	22,484	21,419	20,593	22,377	24,218	23,599	22,897	21,839	21,019	20,254	20,669	22,148
INFORMATION (51)	10,064	10,386	11,448	12,435	13,888	13,377	13,226	13,387	13,237	15,797	17,290	20,851
FINANCE & INSURANCE (52)	30,089	29,247	29,121	30,778	33,869	35,386	35,630	35,188	35,130	33,611	32,105	32,779
REAL ESTATE & RENTAL & LEASING (53)	8,131	8,118	8,118	8,798	9,620	10,645	10,304	9,477	9,256	9,125	8,928	10,103
PROFESSIONAL, SCIENTIFIC & TECH. SVCS. (54)	49,798	48,098	46,010	47,331	49,625	48,733	48,134	46,049	44,113	42,334	43,936	47,039
MNGMT. OF COMPANIES & ENTERPRISES (55)	24,306	21,274	19,544	18,438	18,609	17,828	15,892	14,938	15,086	15,066	13,563	12,214
ADMIN. & SUP. & WASTE MGMT. & REMED. SVCS. (56)	47,139	47,678	44,376	44,783	52,126	52,826	52,521	47,504	45,458	42,212	38,989	40,986
EDUCATIONAL SERVICES (61)	16,559	15,624	14,711	12,860	12,061	11,560	10,729	10,088	9,700	9,401	9,325	8,953
HEALTH CARE & SOCIAL ASSISTANCE (62)	56,903	55,629	53,938	51,314	49,664	47,744	45,623	43,755	43,248	42,108	41,467	40,258
ARTS, ENTERTAINMENT & RECREATION (71)	5,099	4,956	4,621	4,605	4,947	5,152	5,255	5,094	4,886	4,751	4,750	4,700
ACCOMMODATIONS & FOOD SERVICES (72)	39,323	38,619	37,974	38,967	39,455	39,036	39,114	38,356	38,556	36,908	37,636	36,853
OTHER SERVICES (except PUBLIC ADMIN.) (81)	18,012	19,542	18,216	19,083	19,900	19,975	20,054	20,027	20,884	20,509	20,311	20,730
UNCLASSIFIED (99)	382	433	493	503	685	602	673	746	1,095	978	666 /	4/

Source: Illinois Department of Employment Securities, Where Workers Work A/ FIGURES OMITTED TO AVOID DISCLOSURE OF INDIVIDUAL FIRM DATA.



Economic Trend Analysis

Wages

Wage Rates - DuPage County

Occupation	Entry Level	Experienced Level			
Accountant / Auditor	\$20.43	\$40.90			
Assembler - Electronics	\$10.41	\$20.04			
Assembler - Production	\$9.21	\$15.73			
Computer Operator	\$12.71	\$29.81			
Drill or Punch Press	\$9.61	\$15.39			
Engineer	\$17.77	\$29.63			
Healthcare Practitioners and Tech	\$16.96	\$45.19			
Information Technology Manager	\$37.03	\$66.97			
Information Technology Specialist	\$27.82	\$49.08			
Janitor	\$9.08	\$13.90			
Laborer	\$9.29	\$14.24			
Machinist	\$13.65	\$23.28			
Maintenance Mechanic	\$11.59	\$24.65			
Office Clerk	\$10.01	\$17.28			
Secretary	\$11.24	\$19.00			
Sheet Metal Worker	\$14.59	\$33.67			
Ship-Receiving Clerk	\$10.24	\$16.89			
Systems Analyst	\$24.39	\$40.56			
Technician	\$13.08	\$30.00			
Tool & Die Maker	\$20.08	\$30.24			
Transportation, Distribution Manager	\$25.53	\$44.51			
Truck Drivers	\$14.06	\$23.97			
Welder	\$13.02	\$22.80			

Source: Illinois Department of Employment Securities

Contact Us

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