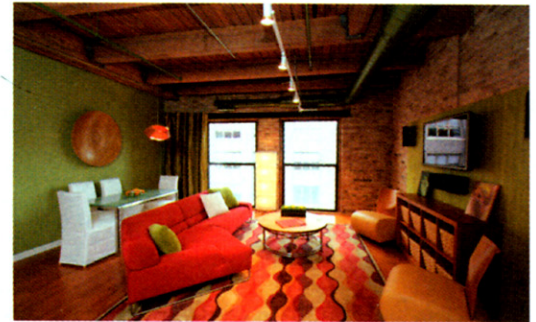


The Huron Street Lofts, River North - Chicago

The Huron Street Lofts, a condominium conversion of a six-story mixed-use loft apartment building consisting of 100 loft apartments and 23,102 square feet of commercial space, is now available. The property is located in the heart of Chicago's vibrant River North neighborhood from 217 to 233 West Huron. This project is particularly suited for conversion as the units are in excellent condition and are being offered both "as is" or with optional upgrade packages which may be rolled into the buyer's mortgage. With the opening of the sales center in the fall of 2005, more than 50 percent of the units are already under contract.



\$245,000 - \$320,000

Location	217-233 W. Huron St., River North
Housing Type	Condominium
Number of Units	100
Delivery Date	Immediate
Developer	Huron Street Associates, The Morgan Group Inc. and The Lord Companies

Sales Contact: Todd Mullen - 312.895.5638

2006 Spring New Construction:

A collection of Chicagoland's new construction properties

By Jennifer A. Morrell

Around the country, real estate and development trends tend to cycle from strong to weak, year after year. For many areas, a strong housing market is dictated solely by business trends in the marketplace. For example, consider the technology boom in Silicon Valley at the turn of the century, which caused massive income gaps. The concentrated wealth caused housing inequalities: Most of the new construction homes being built were expensive, luxury homes that a middle-class working American simply could not afford. The marketplace became distorted by the abilities of hi-tech homebuyers to purchase exorbitantly priced housing. In 2005, the median resale house price in California's Santa Clara County, the center of Silicon Valley, was \$615,000. Highways leading into Silicon Valley are jammed well before 6

a.m., because commuters into Silicon Valley — teachers and mechanics and bank tellers, that is — often spend two hours on the road each way. They simply can't find affordable homes closer into the valley.

Here in Chicagoland, we're lucky. Chicago and the Midwest in general are known to withstand the ebb and flow of the real estate cycle. Chicagoland is blessed with a strong work ethic and a draw to both national and international business, which keeps our varietal job market strong. This allows our housing market to boom and new construction to spring up practically everywhere you look. Architects want to design here, and developers are chomping at the bit to build your next dream home.

In our 2006 Spring New Construction collection, you'll find listings all over

Chicagoland, from the western and northern suburbs to the heart of the city. There is something for everyone, including million-dollar homes, condominiums of all sizes and townhomes galore. Whether you want to be in close proximity to your office or nestled in one of Chicago's premium neighborhoods, the selection is robust.

As you'll notice, the suburbs have gained even more momentum, and housing is thriving in every neck of the woods. Condominiums in historic towns, master-planned communities and age-specific developments are among the many choices you have in Chicagoland's bustling suburbs.

So enjoy browsing our New Construction collection. You might just spot your next dream home in the pages of *Chicagoland Avenues*.