CMV DEVELOPMENT LLC
6555 INC

February 19, 2019

Mr. John P. Lynch
Executive Director, Oak Park Economic Development Corp.

RE: Petition for financial assistance, 6555 W North Ave.

Dear Mr. Lynch,

Thank you for taking the time to tend to this matter. My company is working to develop 25 new residential units plus a 2500 square foot retail space on North Avenue in Oak Park. The units are divided between two projects, one at 6555 North Avenue (10 residential units plus the commercial space) and 6545 North Avenue (15 residential units). Unfortunately, these projects are in jeopardy due to unexpectedly high development costs and uncertainty regarding market rents in this unproven market for new construction.

We are therefore respectfully requesting financial assistance in the amount of $50,000 ($25,000 for each project) to complete these developments.   Unfortunately, without this assistance, the development at 6545 North Avenue is most likely going to be cancelled and the property put on the market for sale. The properties that we are currently interested in developing and have inquired about in Oak Park (Madison St, North Ave) will also no longer be feasible to develop, as we will fall short of required returns on the 6555 North Avenue project.

We are assuming considerable risk entering into the North Avenue corridor market which has an unproven capacity to support the rental amount our development must command in order to become financially sustainable. Our margins are extremely narrow and our formula is sensitive to slight variations in fees and cost increases. Our group is excited with the potential opportunities Oak Park has to offer and we are looking forward to becoming a part of the resurgence of this corridor and community.

Thank you again for taking the time to consider our request. Your assistance is critical in helping us accomplish our goal of becoming one of the area's top developers of multi-family residential properties. Feel free to contact me at any time.

Regards,

Craig Volpe