

**940-970 Madison Street, Oak Park****Proposal Comparison Summary - March 2017**

Prepared by OPEDC

	<b>Development Plan</b>	<b>Offer Terms</b>	<b>Team Members</b>
<b>Aetna Development Corp</b>	<b>Commercial - Retail</b> Purchase Price: \$900,000 Single story, 2 Buildings Bldg 1: 7,225 sf Bldg 2: 6,630	Contingency: 120 Days Proposed use: Auto parts store	Aetna Development Corporation
<b>Clark Street Real Estate</b>	<b>Commercial - Retail</b> Purchase Price: \$825,000 Single-tenant retail	Condition: Clean & Rough Graded Contingency: 6 months to secure lease and local approvals Proposed use: Grocery	Clark Street Real Estate CBRE Fitzgerald Associates
<b>GW Properties</b>	<b>Commercial - Retail/Office</b> Purchase Price: \$850,000 31,000 SF Retail 36,000 SF Office 110 Spaces (sub-terra)	Condition: Clean & Cleared Earnest Money: \$50,000 Contingency: 180 days	GW Properties
<b>hammersley Architects</b>	<b>Multi-family</b> Public Space Incubator 70 Parking Spaces (sub-terra)		hammersley Architecture
<b>Keystone Ventures</b>	<b>Commercial - Retail</b> Purchase Price: \$1,000,000 Multi-tenant Retail 13,000 SF GLA	Condition: Development Ready	Keystone Ventures Hague Architecture
<b>Lexington Homes</b>	<b>Townhomes</b> Purchase Price: \$1,050,000 21 Unit, 3 story building 2 car garages	Condition: Clean & Cleared Earnest Money: \$5,000 Contingency: 150 days - Inspection and Entitlement	Lexington Homes Papageorge Haymes
<b>Paragon</b>	<b>Independent Senior Housing</b> Purchase Price: \$1,050,000 141,045 SF 74 Units/117 Beds	Condition: Clean & Cleared Earnest Money: \$5,000 Contingency: 240 days to secure local approvals	Paragon Real Estate Oppidan Investment Heavenrich & Co. Watermark Retirement Communities