

Partner Agency Reports

Oak Park Economic Development Corporation
104 N. Oak Park Avenue
Oak Park, IL 60301

John Lynch, Executive Director
708.383.3838

Viktor Schrader, Economic Development Director
708.383.3838

Type of Report:

☒ 2019 4th Quarter

☒ 2019 Year-End

☒ 2020 1st Quarter

☒ 2020 2nd Quarter

☐ 2020 3rd Quarter

☐ 2020 4th Quarter

☐ 2020 Year-End

☐ Other: _____



February 13, 2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Cc: Tammie Grossman, Director of Development Customer Services

Dear Ms. Pavlicek,

Per the Village's request, we are pleased to submit this letter as the 2019 Annual Report for the Oak Park Economic Development Corporation (OPEDC).

2019 can be characterized as the year new development activity began to spread beyond downtown Oak Park. After years of planning, the Madison Street corridor is experiencing levels of private investment not seen in a generation. Investments and projects by School District 97, Fenwick High School, and the Village of Oak Park have helped encourage private investment in new housing (Lexington Homes, Ambrosia Homes, Michigan Avenue Real Estate) and a long-sought after redevelopment of the former Foley-Rice dealership properties by REDICO and Pete's Fresh Market. Construction is expected to begin on these projects in 2020 and will continue the evolution of a corridor that is becoming a mix of residential and modern neighborhood commercial uses.

North Avenue has also experienced a significant increase in residential development. Four apartment developments started construction in 2019: 6555 North Avenue (10 units); 6545 North Avenue (15 units); 6603 North Avenue (6 units); 6033 North Avenue (18 units). While smaller-scale, these projects have changed the perception of North Avenue considerably among developers and we look forward to building on this momentum in 2020.

We are also excited about two affordable housing projects that took steps forward in 2019. The Community Builders recently broke ground on a 37-unit building at 801 S. Boulevard, and 855 Lake Street is undergoing a major rehab and will include affordable and accessible units thanks to financial support from the Village of Oak Park for a new elevator.

Overall, Oak Park remains a highly desirable market for developers and investors, and we expect that to continue into 2020. Illustrating that desirability are three parcels recently placed under contract: 915 S. Maple, 203 S. Marion, and 835 Lake Street, all of which present opportunities for significant commercial and/or residential projects and will likely begin the entitlement process in the coming year.

Below is a summary of our organizational accomplishments for the past year.

- Attraction and business development assistance for 14 new businesses totaling approximately 51,000 square feet of leased space and \$5,000,000 in private investment. Tenants open or expected in 2019 or early 2020 include:
 - Cajun Boil
 - CrossFunction Coworking
 - Currito
 - Daly Bagel
 - Dollop Coffee
 - Dye Hard Yarn (relocation)
 - Fairgrounds Coffee
 - Flourish
 - Kalamata Kitchen
 - L'Alberello Wine Shop
 - Mulata
 - Oak Park School of Music
 - Varsity Club
 - Victory Tap
- Assistance with promotion and identification of developers for key private redevelopment opportunities, including:
 - 6555 North Avenue development by CMV Development;
 - 6545 North Avenue development by CMV Development;
 - 6033 North Avenue development by Noah Properties;
 - 855 Lake Street rehab by Icon Clark, LLC;
 - 809 S. Oak Park Avenue reuse by Varsity Club;
 - 130 Chicago Avenue reuse by Pioneer Properties;
 - 1033 South Boulevard reuse by CrossFunction Coworking;
 - 845 Madison Street redevelopment – Existing Town and Country Auto;
 - 435 Madison Street redevelopment – Existing Our Planet Auto;
 - 835 Lake Street redevelopment – Existing US Bank;
 - 203 S. Marion Street – Existing Drechsler, Brown and Williams Funeral Home;
 - 915 S. Maple Avenue redevelopment – Former Mohr Concrete facility.

OPEDC's key indicators for project completed and proposed in 2019:

- Private Investment: \$99,800,000
- New Full-Time Equivalent Employees: 284
- New Development Square Feet: 456,000
- New Business Square Feet: 51,000

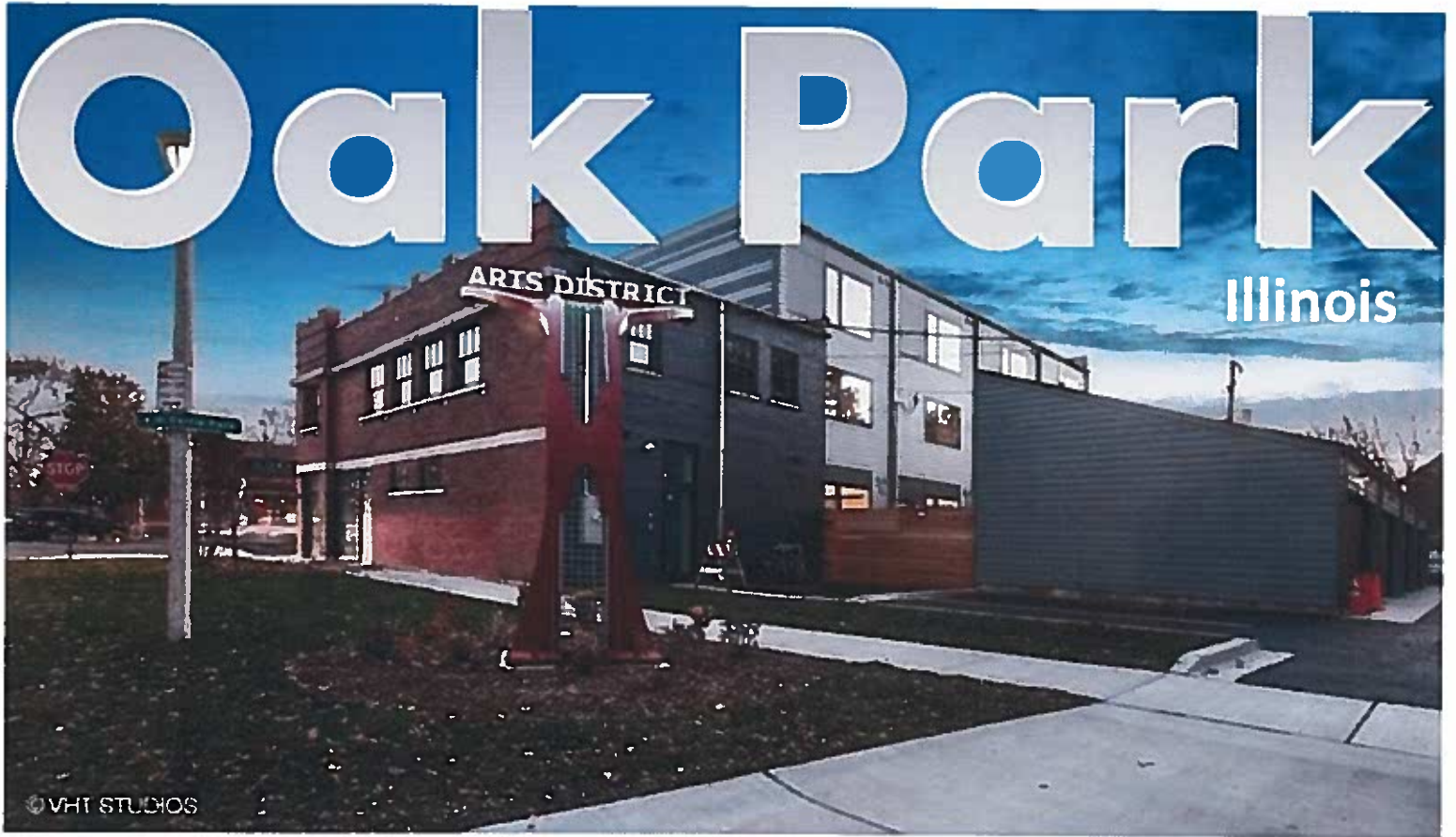
We thank you for your past and continued support of OPEDC. We continue to believe our close partnership with Village leadership and staff is a recipe for success in driving economic investment in Oak Park. We look forward to continuing that effort into 2020 and beyond.

Sincerely,
OPEDC



John Lynch
Executive Director

Attachment: Performance Report



Oak Park Economic Development Corporation
Performance Report : 2017-2019
February 2020



Oak Park



Letter from the Executive Director

The Oak Park Economic Development Corporation is proud of its 44-year history serving the Village of Oak Park. Our mission is simple: to attract and promote investment and development in Oak Park, with the objectives of expanding the property tax base, increasing sales tax revenue and creating and retaining jobs in the community. To anyone who lives or has visited our Village recently, the change is evident, as developers and retailers have invested more than \$300 million in just the past three years.

The results contained in this report demonstrate the success that we have had in fulfilling our mission since 2017. But it bears noting that this success is only possible thanks to OPEDC's close and fruitful partnership with the Village of Oak Park, OPEDC's sole client and funder. Under the leadership of the Mayor, Board of Trustees and Village Manager – in addition to their dedicated and talented staff – the Village of Oak Park has positioned itself as a top-tier market for investment and development within the Chicago metropolitan area.

With many thanks to the OPEDC staff and Board of Directors, the Village of Oak Park and the many dedicated partner agencies in the Village, we appreciate the opportunity to serve this community. If you live, work, or do business in Oak Park, we thank you for being part of this wonderful Village. For the rest of you, let us know how we can be of help.

Warmly,

John P. Lynch
Executive Director

Oak Park

Economic Development Outcomes: 2017 – 2019*



Private Investment

\$301,750,000

\$175,800,000/\$26,150,000/\$99,800,000^



Square Feet of New Development

1,452,300

907,000/86,500/458,800^



Full-time Jobs Gained/Retained

716

310/122/284^



Square Feet Leased

131,300

62,200/18,300/50,800^

*Based on openings, signed leases or projects under construction as of December 2019.

^ 2017/2018/2019

Oak Park

OPEDC Supported New Businesses and Developments: 2017 – 2019*

101 Madison Street
130 Chicago Avenue
435 Madison Street
838 Madison Street
6033 North Avenue
6545 North Avenue
6641-6643 North Avenue
6555 North Avenue
6603 North Avenue
Albion Residential
Alcuin Montessori Campus
American House/REDICO
Billy Bricks
Cajun Seafood and Boil
Centre Physical Therapy
Club Pilates
Coopers Hawk

CrossFunction Coworking
Currito
Daly Bagel
Dollop Coffee
Dolmas Boutique^
Dye Hard Yarn (relocation)
Eleven 33
Fairgrounds Coffee
Flexhouse Oak Park
Flourish
Huntington Learning
Jayne
Kalamata Kitchen
LIVE Cafe
L'Alberello Wine Shop
Lake Street Brewing
Lexington Townhomes

Magical Minds Studio
Mora Asian Fusion
Mulata
Natural Yoga Sanctuary^
Oak Park School of Music
One Lake Street
Pete's Fresh Market #2
Poke Burrito
The 801 Oak Park
Spenga
Spero Crossfit
Tied House/Wild Onion
Turano Bakery Co. HQ
Target
Varsity Club
Victory Tap

*Based on openings, signed leases or projects under construction as of December 2019.

^ No longer in business.



Oak Park

Selected OPEDC Supported Projects



American House – REDICO

711 Madison Street, Oak Park

174 Senior Housing Units

Independent, Assisted and Memory Care

Expected Completion: 2021



Pete's Fresh Market

644 Madison Street, Oak Park

125 New Jobs to Oak Park

43,000 Square Foot Grocery Store

Expected Completion: 2021



6555 & 6545 North Avenue

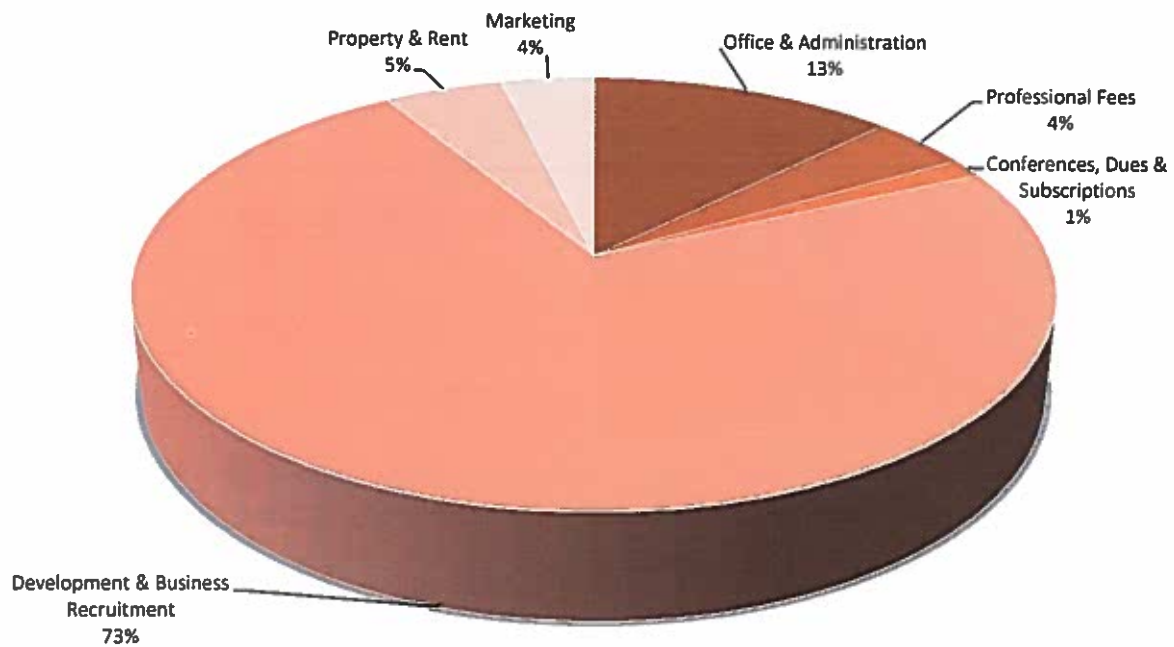
25 Residential Units

1,200 Square Foot Cigar Oasis

Expected Completion: Spring 2020

Oak Park

OPEDC 2019 Budget Distribution





01/31/2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: OPEDC 4th Quarter 2019

Dear Cara:

Enclosed please find the following documents:

- ✓ 4th Quarter Financials
- ✓ List of vendor disbursements between 10/01/2019 and 12/31/2019
- ✓ List of available Oak Park spaces/sites listed on Location One via opdc.net
- ✓ 4th Quarter Stats from the Oak Park Area Association of Realtors

If you have any questions, please contact us for further assistance.

Sincerely,

John Lynch
Executive Director

Enc.

C: Steve Drazner, Finance Director
Tammie Grossman, OPEDC Liaison

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · Corporate Checking Account(612)	29,039.24
103 · Corporate Money Market(411)	<u>125,720.14</u>
Total Checking/Savings	154,759.38
Other Current Assets	
160 · Prepaid Expense	<u>7,435.71</u>
Total Other Current Assets	<u>7,435.71</u>
Total Current Assets	162,195.09
Fixed Assets	
205 · Leasehold Improvements	17,500.00
210 · Furniture and Equipment	15,530.03
230 · Accumulated Depreciation	<u>-21,984.55</u>
Total Fixed Assets	<u>11,045.48</u>
TOTAL ASSETS	<u>173,240.57</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
313 · Accounts Payable	<u>1,666.81</u>
Total Accounts Payable	1,666.81
Other Current Liabilities	
355 · Accrued Expenses	<u>58,730.34</u>
Total Other Current Liabilities	<u>58,730.34</u>
Total Current Liabilities	<u>60,397.15</u>
Total Liabilities	60,397.15

For Internal Use/Consolidated Balance Sheet

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
Equity	
405 - Fund Balance	86,801.29
Net Income	<u>26,042.13</u>
Total Equity	<u>112,843.42</u>
TOTAL LIABILITIES & EQUITY	<u>173,240.57</u>

For Internal Use/Consolidated Balance Sheet

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Statement of Revenues & Expenses
October through December 2019

	Oct - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
505 • General Contract	95,250.00	95,250.00	0.00	100.0%
555 • Other Revenue	3.64			
Total Income	95,253.64	95,250.00	3.64	100.0%
Gross Profit	95,253.64	95,250.00	3.64	100.0%
Expense				
807 • Auto / Parking	785.73	1,250.01	-464.28	62.9%
815 • Business Expenses	572.80	500.01	72.79	114.6%
823 • Depreciation	255.35	624.89	-369.64	40.9%
826 • Dues & Subscriptions	3,826.73	1,625.01	2,201.72	235.5%
833 • Corporate Insurance	2,395.39	2,250.00	145.39	106.5%
834 • Employee Insurance	2,403.62	5,124.99	-2,721.37	46.9%
841 • Software Subscriptions	291.23	999.99	-708.76	29.1%
842 • Equipment	502.86	750.00	-247.14	67.0%
843 • Supplies	268.36	624.99	-356.63	43.1%
847 • Office Supplies	-24.14			
849 • Payroll & Taxes	147,440.04	116,250.00	31,190.04	126.8%
860 • Professional Fees	4,032.00	5,875.02	-1,843.02	68.6%
862 • Rent	4,396.80	4,374.99	21.81	100.5%
872 • Payroll & Benefits Admin.	437.28	875.01	-437.73	50.0%
875 • Telephone & Internet	1,122.02	1,374.99	-252.97	81.6%
885 • Workshops & Conferences	1,921.65	375.00	1,546.65	512.4%
Total Expense	170,628.72	142,875.00	27,753.72	119.4%
Net Ordinary Income	-75,375.08	-47,625.00	-27,750.08	158.3%
Net Income	-75,375.08	-47,625.00	-27,750.08	158.3%

See Accountant's Report

Page 1

01/30/20
Accrual Basis

Oak Park Economic Development Corporation
Statement of Revenues & Expenses
January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
505 • General Contract	571,500.00	571,500.00	0.00	100.0%
555 • Other Revenue	1,952.75			
Total Income	573,452.75	571,500.00	1,952.75	100.3%
Gross Profit	573,452.75	571,500.00	1,952.75	100.3%
Expense				
807 • Auto / Parking	4,731.30	5,000.00	-268.70	94.6%
815 • Business Expenses	1,149.15	2,000.00	-850.85	57.5%
823 • Depreciation	1,026.65	2,500.00	-1,473.35	41.1%
825 • Dues & Subscriptions	13,749.22	6,500.00	7,249.22	211.5%
833 • Corporate Insurance	9,674.91	9,000.00	674.91	107.5%
834 • Employee Insurance	17,725.52	20,500.00	-2,774.48	86.5%
839 • Marketing / Advertising	5,450.00	0.00	5,450.00	100.0%
841 • Software Subscriptions	1,650.46	4,000.00	-2,349.54	41.3%
842 • Equipment	3,139.98	3,000.00	139.98	104.7%
843 • Supplies	531.77	2,500.00	-1,968.23	21.3%
847 • Office Supplies	-24.14			
849 • Payroll & Taxes	438,405.00	465,000.00	-26,595.00	94.3%
860 • Professional Fees	15,136.41	23,500.00	-8,363.59	64.4%
862 • Rent	17,587.20	17,500.00	87.20	100.5%
872 • Payroll & Benefits Admin.	2,849.78	3,500.00	-650.22	81.4%
875 • Telephone & Internet	5,530.57	5,500.00	30.57	100.6%
885 • Workshops & Conferences	9,096.84	1,500.00	7,596.84	606.5%
Total Expense	547,410.62	571,500.00	-24,089.38	95.8%
Net Ordinary Income	26,042.13	0.00	26,042.13	100.0%
Net Income	26,042.13	0.00	26,042.13	100.0%

Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Adobe Acropro S			
	10/14/2019	841 · Software Subscriptions	-15.93
	11/14/2019	841 · Software Subscriptions	-15.93
	12/14/2019	841 · Software Subscriptions	-15.93
Allison Marola - Expenses			
	10/30/2019	-SPLIT-	-147.69
	11/26/2019	875 · Telephone & Internet	-100.00
	12/26/2019	875 · Telephone & Internet	-100.00
Amazon.com			
	10/09/2019	843 · Supplies	-17.67
	11/08/2019	843 · Supplies	-84.99
	11/23/2019	843 · Supplies	-24.14
	12/17/2019	842 · Equipment	-117.44
American Funds			
	10/10/2019	872.6 · Retirement Administrative Fee	-139.92
	10/15/2019	345 · 401k Payable	-1,571.66
	10/31/2019	-SPLIT-	-2,621.66
	11/15/2019	345 · 401k Payable	-1,571.66
	11/30/2019	-SPLIT-	-2,621.66
	12/15/2019	345 · 401k Payable	-1,571.66
	12/31/2019	-SPLIT-	-5,041.66
AT&T			
	10/11/2019	313 · Accounts Payable	-260.55
	10/13/2019	875 · Telephone & Internet	-263.25
	11/12/2019	313 · Accounts Payable	-263.25
	11/13/2019	875 · Telephone & Internet	-263.25
	12/13/2019	313 · Accounts Payable	-263.25
AT&T Mobile			
	10/23/2019	875 · Telephone & Internet	-18.54
	11/25/2019	875 · Telephone & Internet	-18.49
	12/23/2019	875 · Telephone & Internet	-18.49
ATM			
	10/25/2019	815 · Business Expenses	-40.00
Chicago Tribune			
	10/29/2019	825 · Dues & Subscriptions	-27.72
	11/26/2019	825 · Dues & Subscriptions	-27.72
	12/24/2019	825 · Dues & Subscriptions	-27.72
CoStar Realty Information, Inc			
	10/15/2019	825 · Dues & Subscriptions	-895.45
	11/15/2019	825 · Dues & Subscriptions	-895.45
	12/23/2019	825 · Dues & Subscriptions	-895.45
Crain's Chicago Business			
	10/04/2019	825 · Dues & Subscriptions	-59.50
Forest Agency			
	10/07/2019	313 · Accounts Payable	-300.00

Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Forest Agency (D&O)			
	10/01/2019	-SPLIT-	339.67
	11/01/2019	-SPLIT-	339.67
	12/01/2019	-SPLIT-	339.67
GoDaddy			
	10/15/2019	841 · Software Subscriptions	-119.88
	10/16/2019	841 · Software Subscriptions	-123.56
Health Care Service Corporation			
	10/21/2019	834 · Employee Insurance	-1,394.48
	11/15/2019	834 · Employee Insurance	-1,394.48
	11/27/2019	313 · Accounts Payable	-1,394.48
Hemingway District Business Association			
	12/20/2019	825 · Dues & Subscriptions	-85.00
International Council of Shopping Centers			
	10/15/2019	885 · Workshops & Conferences	-125.00
John Lynch			
	10/30/2019	-SPLIT-	-466.91
	11/14/2019	815 · Business Expenses	-62.52
	11/26/2019	815 · Business Expenses	-375.00
	12/26/2019	-SPLIT-	-395.11
Kenny & Kenny P.C.			
	10/29/2019	-SPLIT-	-361.25
	11/13/2019	-SPLIT-	-1,885.75
	11/19/2019	-SPLIT-	-285.00
lambda Alpha International			
	11/05/2019	885 · Workshops & Conferences	-114.65
	11/20/2019	825 · Dues & Subscriptions	-285.00
Land Economics Society			
	10/31/2019	885 · Workshops & Conferences	-387.00
Navy Pier			
	10/15/2019	885 · Workshops & Conferences	-15.00
	10/17/2019	885 · Workshops & Conferences	-35.00
Office Max			
	10/31/2019	843 · Supplies	-44.01
OPRF Chamber of Commerce			
	10/04/2019	885 · Workshops & Conferences	-15.00
	11/12/2019	825 · Dues & Subscriptions	-225.00
Paychex, Inc			
	10/15/2019	872.5 · Payroll Service Fees	-49.56
	10/31/2019	872.5 · Payroll Service Fees	-49.56
	11/15/2019	872.5 · Payroll Service Fees	-49.56
	11/30/2019	872.5 · Payroll Service Fees	-49.56
	12/15/2019	872.5 · Payroll Service Fees	-49.56
	12/31/2019	872.5 · Payroll Service Fees	-49.56
Printing Store			

Oak Park Economic Development Corporation
Transaction List by Vendor
October through December 2019

	Date	Split	Amount
Sassetti LLC	10/09/2019	885 · Workshops & Conferences	-69.00
	10/03/2019	860.2 · Professional Fees / Audit	-1,500.00
Spilt Milk	10/30/2019	815 · Business Expenses	-10.70
Spot Hero	11/20/2019	807 · Auto / Parking	-18.50
Starbucks	10/04/2019	815 · Business Expenses	-19.75
	11/01/2019	815 · Business Expenses	-19.75
	12/04/2019	815 · Business Expenses	-14.26
Sun Life Financial	10/14/2019	834 · Employee Insurance	-187.33
	11/14/2019	834 · Employee Insurance	-187.33
	12/14/2019	160 · Prepaid Expense	-187.33
Target	10/16/2019	843 · Supplies	-6.97
The Hartford	10/21/2019	160 · Prepaid Expense	-2,062.00
The Retirement Advantage, Inc	12/15/2019	160 · Prepaid Expense	-200.00
U.S. Bank Corporate Real Estate	10/01/2019	862 · Rent	-1,465.60
	10/24/2019	862 · Rent	-1,465.60
	11/21/2019	862 · Rent	-1,465.60
Urban Land Institute	11/19/2019	825 · Dues & Subscriptions	-375.00
	12/12/2019	885 · Workshops & Conferences	-594.00
	12/13/2019	885 · Workshops & Conferences	-567.00
US Bank Equipment Finance	10/29/2019	842 · Equipment	-192.71
	11/26/2019	842 · Equipment	-192.71
	12/26/2019	313 · Accounts Payable	-192.71
Viktor Schrader - expenses	10/30/2019	-SPLIT-	-116.03
	11/26/2019	875 · Telephone & Internet	-30.00
	12/26/2019	-SPLIT-	-49.75
Village of Oak Park	12/26/2019	313 · Accounts Payable	-237.00

Sites Available:

Site Name	Site Size	Sale Price	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
6033 W. North Ave	0.4	\$495,000	David King & Associates, Inc.	David King	708-445-0505
223 Madison	1.15	For sale or lease	The Daly Group	Patrick Daly	312-795-1235
6540 Roosevelt	0.29	\$2,000,000		Stephen Mudjer	708-524-9628
6603 W. North Ave	0.29	\$299,000	Sage Real Estate	Shari Heilala	7739368824
435-451 Madison	0.41	\$2,250,000		Stephen Mudjer	708-524-9628
839 Madison	0.27		Mid America Real Estate	Danielle Kling	6309547329
261 Washington Boulevard	11758	1,100,000.00	Marcus & Millichap	Eric Bell	(630) 570-2157
915 S Maple Ave - For Sale +/- 3.29 Acres Oak Park IL	3.29	6,975,000	Peter J. Poulos Real Estate	Peter Poulos	(630) 537-1278
400 Madison Street	0.22	800000	Baird & Warner	Theresa Jurgus	(708) 386-1923
203 S Marion Dr.	0.78	Not disclosed	CBRE	Tom Svoboda	312-935-1481

Building Name	Available Sq. Ft.	Sale Price	Lease Rate per (Sq. Ft./per Year):	Lease Terms	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
840 S Oak Park Ste 209	1734		\$18G	Unknown	CBRE	Kevin Rogers	630-573-7079
711 South Blvd	648			Negotiable	Archonomics	Robert Ransom	708-635-8888
1141 Garfield	1200		For lease	Unknown	N J Mohr & Sons	Ann Walsh	(708) 366-0338
7041 North Ave	2500		\$4000/mo	Unknown	Strand & Browne Real Estate	Jack Strand	7084880011
113 N Oak Park	2962		Withheld	Unknown	David King & Associates	David King	(708) 445-0505
6831 W. North Ave Edwardo's Pizza	4000	For Sale		Not For Lease	Coldwell Banker Commercial NRT	Nick DiBirtzi	(630) 954-4600
38 - 42 Lake Street	800		\$18.00/SF	Negotiable	Baird & Warner	Theresa Jurgus	(708) 697-5986
840 S Oak Park Ste 212	935		\$18G	Unknown	CBRE	Kevin Rogers	630-573-7079
964 S Oak Park Ave	600		1000/month	Unknown	Avenue Management	Mary Mooney	(708) 383-0339
6149 North Ave	1000		For lease	Unknown	Pangea Real Estate	Kahil Richey	312-651-6146
6525 W North Ave	18674		\$22/SF/Year	Unknown		Nick Cuda	7083832500
1045 Chicago Ave.	3729	1,250,000		Not For Lease	Classic Realty Group	Rita Odeh	708-856-5100
1103-1109 Westgate St. #205	1025		withheld	Unknown	David King & Associates, Inc.	David King	708-445-0500
1112 W Lake St, Unit 1112	1600	499000		Not For Lease	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
103 N Oak Park fl	1250	325000	\$24.00/MNN	Triple Net	Berkshire Hathaway	Lauren Vule	6303257500
818 Harrison St. 2nd Floor Odd Fellows Building	450		9,600/per year	Modified Gross	Kress and Associates, LLC	Ildiko Kress	(708) 434-0669
200 N Oak Park Ave fl	4500		For lease	Unknown	Tony Ruggiero	Chalka Ruggiero	708-366-3981
1136-1140 Lake	15000			Unknown	Office Space Chicago	Christopher Rogala	312-757-4800x101
1115 Lake	2502			Negotiable	A.R.C. Real Estate Group	Matthew Cavanagh	(630) 908-5694
1142 Chicago	200		Reasonably priced	Unknown	Cicio Realty	Sam Cicio	7082774583
105 N Oak Park (Second Floor)	2600	300000		Not For Lease	Owner	Jim Jerome	312-560-8668
1047-1051 W Madison	1600		For lease	Unknown		Jason Sklouris	847-212-3707
228-230 Madison	1100		\$14.50/MG	Full Service	David King & Associates, Inc.	David King	(708) 445-0505
6427 North Ave	1799		\$15NNN	Triple Net	Jameson Commercial Realty	Jacob Strom	312-929-1582
1047-1053 Madison (1st Floor)	1100		\$27.00/MG	Negotiable	Henry Luna Association	Cindy Luna	7734073710
6209 W. North Ave	17130		\$10.50/MNN	Unknown	Jon Clyn	Jonathan C. Lyn	(312) 391-9494
6423 North Ave	1200		\$15NNN	Triple Net	Jameson Commercial	Jacob Strom	312-929-1582
222 Lake	8500	840000	For sale	Unknown	@properties Commercial	Dan Stratis	(312) 506-0200
911 S. Lombard	1000		1800/month	Unknown	Gullo & Associates	Laura Maychruk	708-205-7044
7061 North Ave	3500		For lease	Unknown	McCarthy Eye Center	Dr. Tim McCarthy	708-848-2030
213-215 Harrison	6150		24.00	Modified Gross	SVN Chicago Commercial	Deena Zimmermann	(312) 756-7336
846-848 W Madison	5500	855,000		Not For Lease	@properties Commercial	Michael S. Weber	(312) 506-0200
7121 W North Ave	3047		For lease	Unknown	Mid America Asset Management	Margret Graham	630-954-7307
139 S Oak Park Ave. Oak Park IL 60302	1288		\$23.75/MG	Modified Gross	David King & Associates	Geraldine Healey	(708) 445-0505
6537 W. North Ave	2600		For Lease	Unknown		Juan F. Ortiz	(773) 732-4453
901 Lake St	2527		For Lease	Unknown	David King & Associates, Inc.	David King	(708) 445-0505
260-266 Lake Street	4000	Price Negotiable	Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
6104 - 6108 Roosevelt Rd.	10890	370,000		Unknown	A.R.E. Partners, Inc.	Antje Gehlken	(312) 300-7237
6323 North Ave	1406		For lease	Unknown	Jameson Commercial	Jacob Strom	312-929-1582
6501 North Ave	2358		\$23/SF/Year	Triple Net	Nicholas Cuda Ltd CPA	Nick Cuda	(708) 383-2500
407 N Harlem	1261		For lease	Unknown	Heitman Real Estate Investment Management		(312) 855-5700
212 S Marion fl	1000		Negotiable	Modified Gross	David King & Associates	David King	708-445-0505
1111 Chicago #230	1180		\$1595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
6126 Roosevelt	1600		\$1800/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
1111 Chicago #221	457		\$595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
809 N Harlem fl	800		Reasonably priced	Unknown	Cicio Realty	Sam Cicio	7032774583
126 Harrison St.	1000		1850/mo.	Unknown	Gullo & Associates	Laura Maychruk	708-205-7044
6933 W North Ave	2200		\$11/SF/Year	Unknown	North Clybourn Group	Vince Lance	7732520600
6717 W North Ave.	1500		\$2200/mo*	Unknown	Jim Pearson	Jim Pearson	773-544-5876
1108 Chicago	1200		\$2200/moNNN	Triple Net		Marion Morrissey	708-848-7754
6020 Roosevelt Road	5648	1,100,000	For lease	Unknown	Cushman & Wakefield	George Ghattas	(312) 424-8075
1049 Lake	1648			Negotiable	David King & Associates	Anthony Gamez	708-445-0505
6443 North Avenue	2100	170000		Not For Lease	Strauss Realty, LTD.	Patrick Duffy	773-736-3600
6340 Roosevelt Road (1st floor)	2200		Withheld	Unknown	Cosmos Realty Investors, Inc.	Bill Ellopoulos	3125020218
6134 Roosevelt	850		\$750/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
118 - 136 N Oak Park Ave P 1st Suite 130	1060		For lease	Negotiable	David King and Associates	David King	708-445-0505
1114 Madison	1500	265,000		Not For Lease	Baird & Warner	Theresa Jurgus	(708) 386-1923
6116 Roosevelt	1300			Unknown	Janko Realty & Development	Mark Janko	815-223-3875
715 Lake Street	1556		Aggressive rates	Negotiable	Gloor Realty	Cliff Osborn	(708) 383-7100
715 Lake Street fl 1	1128		For lease	Unknown	Gloor Realty	Cliff Osborn	(708) 383-7100
6030 Roosevelt	1550		For lease \$18.50/SF/Year (Modified Gross)	Unknown	David King & Associates	David King	708-445-0505
306-308 W Madison	2024		\$3036 per month	Modified Gross	Theresa Jurgus		773-851-5479
701-711 Lake fl	1422		For lease	Unknown	Peter Caruso	JLL	312-228-2926

6641 W North Ave	2900			Unknown	Village of Oak Park	Viktor Schrader	708183838
647 W Madison St.	1000		\$19	Modified Gross		Anthony Gamez	708-445-0505 x13
845 Madison St	10300	1,995,000		Unknown	Intile Commercial Realty	Ross Goldstein	(312) 203-3199
133 S Oak Park	1750		\$27/SF/Year	Unknown	Baird & Warner	Theresa Jurgus	7738515479
6301-6325 W North Avenue	5000		Negotiable	Unknown	METRO Commercial Real Estate	Jonathan Hyman	8474129898
1103-1109 Westgate St. #1107	950		For lease	Unknown	David King & Associates, Inc.	David King	708-445-0505
1010 Lake	25300		Office Space for lease	None	HFF	Bryan Rosenberg	(312) 300-7282
1144 Lake Fl1	12000		\$26 modified net	Unknown	The Water Tower Companies	Nick Karris	312-828-0320
1100 Lake Street	2100		For lease	Negotiable		Shaker Realty	708-358-0303
7101 North Ave	3047		Negotiable	Unknown	Metro Commercial Real Estate	Jonathan Hyman	8474129898
1000 Lake Suite A	5725		45 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
22-32 Chicago	6000	\$599,000	For sale	Unknown	Baird & Warner	Thomas	888-661-1176
6105 Maple	24898		For lease	Unknown	David King & Associates	David King	708-445-0505
958 S Oak Park	675		\$975/mo	Unknown	Avenue Management	Mary Mooney	708-383-0339
137 N Oak Park (Multiple Suites)	100		\$28.50/G w stops	Unknown		James Solnes	708-205-8000
1515 N Harlem	9498		\$18.50 - \$31.70 /SF/Year	Unknown	Kresz and Associates, LLC	Idiko Kresz	708-434-0669
127 N Marion Fl 1	2500	\$1,150,000	\$30/SF/Year	Unknown	Baird & Warner	Theresa Jurgus	(708) 697-5986
1105 Holley Ct. - Holley Court Apartments, Unit 1	856	175,000		Unknown		Rosemary Olsen	(773) 934-5752
1011 Lake Street	3000			Negotiable	David King & Associates	David King	708-445-0505
6435 North Ave Suite 110	412		For lease	Unknown			561-483-9001
6435 North Ave Suite 213	770		For lease	Unknown			561-483-9001
829 S Oak Park Ave	250		\$5,400/per year	Full Service	Kresz And Associates, LLC	Idiko Kresz	(708) 439-8374
816 Professional Building	575		9,600/year	Modified Gross	Kresz And Associates, LLC	Idiko Kresz	(708) 439-8374
960 S Oak Park Avenue	600		1,000/mo.	Unknown	Avenue Management	Mary Mooney	708-383-0339
107 N Oak Park Ave	5300	530000		Not For Lease	@properties	Dan Stratis	708-257-7823
6103 North Ave. Oak Park IL	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6105 North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6107 North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6101 S North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6105 S North Ave. Oak Park IL 60302	1000		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
6101-6111 North Ave. Oak Park IL 60302	5000	0	14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000 Lake Suite B	1500		40 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
31-33 Chicago Ave.	5860	\$495,000 (\$84.47/SF)		Unknown	David King & Associates	Anthony Gamez	(708) 445-0505
1033 South Blvd Boulevard Arcade	11300	for sale		Unknown	David King & Associates, Inc.	David King	(708) 445-0505
1040-1044 Lake Street	2400		Withheld	Unknown	Vequity, LLC	Andrew Cohen	(312) 985-0978
1114-1126 Lake St.	16243		Withheld	Negotiable	Mid-America Real Estate Corp.	Westin Kane	(630) 954-7447
Eleven33 - 1133 South Blvd	7191			Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
Eleven33 - 1133 South Blvd	8035		For Lease	Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
746 Lexington St.	400		\$700-750		Avenue Management	Mary Mooney	(708) 383-0339
801 S Oak Park Ave.	865		\$34.00/MG	Negotiable	Baird & Warner	Theresa Jurgus	708-386-1923
1010 Lake Street	7500		For lease		David King & Associates, Inc.	David King	708-445-0505
113 N Oak Park	2962	Withheld		Unknown	David King & Associates	David King	(708) 445-0505
1 Erie Ct. West Suburban Medical Center Suite 3000	1600		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 6120	1730		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 7050	852		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1 Erie Ct. West Suburban Medical Center Suite 7160	1336		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
316-324 Lake Suite 320	4744		\$24.00/MG	Negotiable	Cornerstone Commercial Partners II, LLC	Peter Karls	3123481000
101 N Marion St. Suite 202	235		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
101 N Marion St. Suite 200	198		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505

SINGLE FAMILY				CONDO/TWNHSE			
BERWYN	2019	2018		2019	2018		
Active Listings	85 *	106 **		5 *	5 **		
Closed	105	94		9	10		
Average Days/Market	98	76		51	40		
Average List Price	\$245,418.00	\$230,862.00		\$104,533.00	\$120,080.00		
Average Sale Price	\$240,486.00	\$224,406.00		\$99,831.00	\$115,650.00		
Median Sales Price	\$227,000.00	\$212,000.00		\$100,000.00	\$123,750.00		
Foreclosures/Short Sales	2/2	7/6		1/0	0/0		
ELMWOOD PARK	2019	2018		2019	2018		
Active Listings	49 *	35 **		20 *	15 **		
Closed	61	35		20	36		
Average Days/Market	86	79		106	82		
Average List Price	\$303,863.00	\$277,502.00		\$113,505.00	\$146,172.00		
Average Sale Price	\$296,760.00	\$270,240.00		\$109,870.00	\$140,500.00		
Median Sales Price	\$285,000.00	\$272,500.00		\$102,125.00	\$125,500.00		
Foreclosures/Short Sales	2/1	2/2		2/1	1/0		
FOREST PARK	2019	2018		2019	2018		
Active Listings	15 *	21 **		22 *	18 **		
Closed	27	13		38	31		
Average Days/Market	108	64		59	89		
Average List Price	\$259,603.00	\$328,823.00		\$152,865.00	\$221,012.00		
Average Sale Price	\$248,801.00	\$320,807.00		\$148,024.00	\$215,264.00		
Median Sales Price	\$235,000.00	\$315,000.00		\$113,194.00	\$195,000.00		
Foreclosures/Short Sales	2/0	0/0		2/1	3/1		
MAYWOOD	2019	2018		2019	2018		
Active Listings	45 *	52 **		3 *	3 **		
Closed	60	64		0 *	1		
Average Days/Market	76	65		74 *	46		
Average List Price	\$162,879.00	\$146,688.00		\$89,300.00 *	\$10,500.00		
Average Sale Price	\$160,313.00	\$145,097.00			\$95,000.00		
Median Sales Price	\$170,000.00	\$150,950.00			\$95,000.00		
Foreclosures/Short Sales	4/2	8/5			0/0		
OAK PARK	2019	2018		2019	2018		
Active Listings	78 *	95 **		87 *	79 **		
Closed	93	80		66	87		
Average Days/Market	146	95		96	67		
Average List Price	\$468,744.00	\$515,240.00		\$210,555.00	\$240,563.00		
Average Sale Price	\$452,350.00	\$494,090.00		\$203,120.00	\$233,660.00		
Median Sales Price	\$434,000.00	\$470,000.00		\$169,250.00	\$179,000.00		
Foreclosures/Short Sales	4/0	4/2		5/2	2/1		

*active as of Jan. 10, 2020

**active as of Jan. 8, 2019

<u>RIVER FOREST</u>	<u>SINGLE FAMILY</u>		<u>CONDO/TWNHSE</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Active Listings	33 *	32 **	12 *	17 **
Closed	24	13	17	16
Average Days/Market	179	121	44	44
Average List Price	\$726,666.00	\$732,169.00	\$263,605.00	\$185,312.00
Average Sale Price	\$683,416.00	\$680,884.00	\$259,229.00	\$179,718.00
Median Sales Price	\$635,000.00	\$590,000.00	\$212,000.00	\$150,000.00
Foreclosures/Short Sales	1/0	0/0	0/0	1/0

*active as of Jan. 10, 2020

**active as of Jan. 8, 2019



04/21/2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: OPEDC 1st Quarter 2020

Dear Cara:

Enclosed please find the following documents:

- ✓ 1st Quarter Financials
- ✓ List of vendor disbursements between 01/01/2020 and 03/31/2020
- ✓ List of available Oak Park spaces/sites listed on Location One via opdc.net
- ✓ 1st Quarter Stats from the Oak Park Area Association of Realtors

If you have any questions, please contact us for further assistance.

Sincerely,

John Lynch
Executive Director

Enc.

C: Steve Drazner, Finance Director
Tammie Grossman, OPEDC Liaison

04/21/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of March 31, 2020

	<u>Mar 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · Corporate Checking Account(612)	17,063.71
103 · Corporate Money Market(411)	<u>159,658.07</u>
Total Checking/Savings	176,721.78
Other Current Assets	
160 · Prepaid Expense	<u>8,200.18</u>
Total Other Current Assets	<u>8,200.18</u>
Total Current Assets	184,921.96
Fixed Assets	
205 · Leasehold Improvements	17,500.00
210 · Furniture and Equipment	15,530.03
230 · Accumulated Depreciation	<u>-22,239.90</u>
Total Fixed Assets	<u>10,790.13</u>
TOTAL ASSETS	<u>195,712.09</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
355 · Accrued Expenses	<u>8,730.34</u>
Total Other Current Liabilities	<u>8,730.34</u>
Total Current Liabilities	<u>8,730.34</u>
Total Liabilities	8,730.34
Equity	
405 · Fund Balance	113,676.52
Net Income	<u>73,305.23</u>
Total Equity	<u>186,981.75</u>
TOTAL LIABILITIES & EQUITY	<u>195,712.09</u>

04/21/20
Accrual Basis

Oak Park Economic Development Corporation

Statement of Revenues & Expenses

January through March 2020

	Jan - Mar 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
505 · General Contract	190,500.00	190,500.00	0.00	100.0%
555 · Other Revenue	2.52			
Total Income	<u>190,502.52</u>	<u>190,500.00</u>	<u>2.52</u>	<u>100.0%</u>
Gross Profit	190,502.52	190,500.00	2.52	100.0%
Expense				
807 · Auto / Parking	890.80	1,249.98	-359.18	71.3%
815 · Business Expenses	160.44	750.00	-589.56	21.4%
823 · Depreciation	255.35	625.02	-369.67	40.9%
825 · Dues & Subscriptions	3,113.01	3,499.98	-386.97	88.9%
833 · Corporate Insurance	1,760.75	2,250.00	-489.25	78.3%
834 · Employee Insurance	2,078.11	4,125.00	-2,046.89	50.4%
839 · Marketing / Advertising	0.00	3,750.00	-3,750.00	0.0%
841 · Software Subscriptions	513.91	1,000.02	-486.11	51.4%
842 · Equipment	840.63	1,249.98	-409.35	67.3%
843 · Supplies	135.00	625.02	-490.02	21.6%
849 · Payroll & Taxes	99,434.33	107,500.02	-8,065.69	92.5%
860 · Professional Fees	936.00	6,375.00	-5,439.00	14.7%
862 · Rent	4,528.71	4,549.98	-21.27	99.5%
872 · Payroll & Benefits Admin.	740.32	874.98	-134.66	84.6%
875 · Telephone & Internet	1,451.26	1,450.02	1.24	100.1%
885 · Workshops & Conferences	358.67	3,000.00	-2,641.33	12.0%
Total Expense	<u>117,197.29</u>	<u>142,875.00</u>	<u>-25,677.71</u>	<u>82.0%</u>
Net Ordinary Income	<u>73,305.23</u>	<u>47,625.00</u>	<u>25,680.23</u>	<u>153.9%</u>
Net Income	<u>73,305.23</u>	<u>47,625.00</u>	<u>25,680.23</u>	<u>153.9%</u>

Oak Park Economic Development Corporation

Transaction List by Vendor

January through March 2020

	Date	Split	Amount
Adobe Acropro S			
	01/14/2020	841 · Software Subscriptions	-15.93
	02/21/2020	841 · Software Subscriptions	-15.93
	03/21/2020	841 · Software Subscriptions	-15.93
Allison Marola - Expenses			
	01/28/2020	875 · Telephone & Internet	-100.00
	02/28/2020	875 · Telephone & Internet	-100.00
	03/25/2020	875 · Telephone & Internet	-100.00
Amazon.com			
	02/04/2020	842 · Equipment	-38.24
	03/18/2020	842 · Equipment	-25.31
American Funds			
	01/15/2020	345 · 401k Payable	-1,571.66
	01/31/2020	-SPLIT-	-4,658.33
	02/12/2020	872.6 · Retirement Administrative Fee	-141.94
	02/14/2020	345 · 401k Payable	-1,571.66
	02/28/2020	-SPLIT-	-2,658.33
	03/13/2020	345 · 401k Payable	-1,571.66
	03/31/2020	-SPLIT-	-2,658.33
AT&T			
	01/10/2020	875 · Telephone & Internet	-263.25
	02/10/2020	875 · Telephone & Internet	-258.77
	03/12/2020	875 · Telephone & Internet	-258.77
AT&T Mobile			
	01/23/2020	875 · Telephone & Internet	-18.49
	02/22/2020	875 · Telephone & Internet	-18.49
	03/23/2020	875 · Telephone & Internet	-18.49
Chicago Tribune			
	02/10/2020	825 · Dues & Subscriptions	-27.72
	02/19/2020	825 · Dues & Subscriptions	-27.72
	03/17/2020	825 · Dues & Subscriptions	-27.72
CoStar Realty Information, Inc			
	01/15/2020	825 · Dues & Subscriptions	-895.45
	02/15/2020	825 · Dues & Subscriptions	-895.45
	03/03/2020	825 · Dues & Subscriptions	-895.45
Crain's Chicago Business			
	02/19/2020	825 · Dues & Subscriptions	-59.50
Forest Agency {D&O}			
	01/01/2020	-SPLIT-	339.67
	02/01/2020	-SPLIT-	339.67
	03/01/2020	-SPLIT-	339.67
Health Care Service Corporation			
	02/01/2020	834 · Employee Insurance	-646.38
	03/01/2020	834 · Employee Insurance	-670.03
Hemingway District Business Association			
	01/01/2020	825 · Dues & Subscriptions	-85.00

Oak Park Economic Development Corporation

Transaction List by Vendor

January through March 2020

	Date	Split	Amount
John Lynch	01/28/2020	-SPLIT-	-446.07
	02/28/2020	-SPLIT-	-403.51
	03/25/2020	-SPLIT-	-93.41
Kenny & Kenny P.C.	01/30/2020	-SPLIT-	-936.00
Iamdba Alpha International	01/13/2020	885 · Workshops & Conferences	-54.67
LogMeIn	02/03/2020	841 · Software Subscriptions	-360.93
Microsoft Corporation	02/25/2020	841 · Software Subscriptions	-105.19
OPADBA	03/28/2020	825 · Dues & Subscriptions	-50.00
OPRF Chamber of Commerce	01/21/2020	885 · Workshops & Conferences	-199.00
	01/28/2020	885 · Workshops & Conferences	-20.00
Paychex, Inc	01/15/2020	872.5 · Payroll Service Fees	-130.76
	01/31/2020	872.5 · Payroll Service Fees	-49.56
	02/14/2020	872.5 · Payroll Service Fees	-49.56
	02/28/2020	872.5 · Payroll Service Fees	-49.56
	03/12/2020	872.5 · Payroll Service Fees	-49.56
	03/31/2020	872.5 · Payroll Service Fees	-69.38
Printing Store	01/06/2020	843 · Supplies	-135.00
Real Estate Insitute	01/09/2020	885 · Workshops & Conferences	-85.00
Secretary of State Illinois	01/06/2020	825 · Dues & Subscriptions	-11.00
Spot Hero	01/16/2020	807 · Auto / Parking	-16.00
	01/22/2020	807 · Auto / Parking	-21.00
Sun Life Financial	01/01/2020	313 · Accounts Payable	-187.33
	02/01/2020	834 · Employee Insurance	-187.33
	03/01/2020	834 · Employee Insurance	-196.66
The Hartford	01/28/2020	833 · Corporate Insurance	667.00
The Retirement Advantage, Inc	03/16/2020	313 · Accounts Payable	-200.00
U.S. Bank Corporate Real Estate	01/01/2020	862 · Rent	-1,509.57
	02/01/2020	862 · Rent	-1,509.57
	02/21/2020	862 · Rent	-1,509.57
US Bank Equipment Finance			

Oak Park Economic Development Corporation
Transaction List by Vendor
January through March 2020

	Date	Split	Amount
	01/01/2020	842 · Equipment	-192.71
	02/04/2020	842 · Equipment	-192.71
	02/20/2020	842 · Equipment	-192.71
Viktor Schrader - expenses			
	01/28/2020	875 · Telephone & Internet	-30.00
	02/28/2020	-SPLIT-	-49.75
	03/25/2020	-SPLIT-	-69.50
Village of Oak Park			
	01/01/2020	-SPLIT-	-237.00
Wednesday Journal			
	02/11/2020	825.1 · Dues & Subscriptions Donation	-100.00
	02/11/2020	825 · Dues & Subscriptions	-38.00

Available Sq. Ft.	Address	Sale Price	Lease Rate per (Sq. Ft./per Year):	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
1400	191 N Marion St. Unit 1	295,000		Compass	Malek Abdulsamad	917-251-9087
5326	214 Chicago Ave.	325000		Realty of Chicago, LLC	Jose Aguilar	7086636188
2200	6340 Roosevelt Road (1st floor)		Withheld	Cosmos Realty Investors, Inc.	Bill Eliopoulos	3125020218
550	1016 North Blvd Suite 1016		For lease	David King & Associates, Inc.	David King	708-445-0505
700	130-134 Madison St. Suite 130		For lease	David King & Associates	David King	708-445-0505
4000	260-266 Lake Street	Price Negotiable	Withheld	David King & Associates, Inc.	David King	7084450505
1500	1114 Madison	265,000		Baird & Warner	Theresa Jurgus	7738515479
1556	715 Lake Street		Aggressive rates	Gloor Realty	Cliff Osborn	(708) 383-7100
1100	228-230 Madison		\$14.50MG	David King & Associates, Inc.	David King	(708) 445-0505
1550	6030 Roosevelt		For lease \$18.50 /SF/Year (MG)	David King & Associates	David King	708-445-0505
24898	610 S Maple		For lease	David King & Associates	David King	708-445-0505
3000	1011 Lake Street			David King & Associates	David King	708-445-0505
3500	7061 North Ave		For lease	McCarthy Eye Center	Dr. Tim McCarthy	708-848-2030
1261	407 N Harlem		For lease	Heitman Real Estate Investment Management		(312) 855-5700
9498	1515 N Harlem		\$18.50 - \$31.20 /SF/Year	Kresz and Associates, LLC	Ildiko Kresz	708-434-0669
2500	7041 North Ave		\$4000/mo	Strand & Browne Real Estate	Jack Strand	7084880011
1799	6427 North Ave		\$15NNN	Jameson Commercial Realty	Jacob Strom	312-929-1582
1406	6323 North Ave		For lease	Jameson Commercial	Jacob Strom	312-929-1582
100	137 N Oak Park (Multiple Suites)		\$28.50/G w stops		James Solnes	708-205-8000
5000	6301-6325 W North Avenue		Negotiable	METRO Commercial Real Estate	Jonathan Hyman	8474129898
3047	7101 North Ave		Negotiable	Metro Commercial Real Estate	Jonathan Hyman	8474129898
1000	6149 North Ave		For lease	Pangea Real Estate	Kahlil Richey	312-651-6146
3047	7121 W North Ave		For lease	Mid America Asset Management	Margret Graham	630-954-7307
1200	1108 Chicago		\$2200/moNNN		Marion Morrossey	708-848-7754
1300	6116 Roosevelt			Janko Realty & Development	Mark Janko	815-223-3875
675	958 S Oak Park		\$975/mo	Avenue Management	Mary Mooney	708-383-0339
1180	1111 Chicago #230		\$1595/mo	Oak Park Partners LLC	Michael Sahli	630-205-2600
457	1111 Chicago #221		\$595/mo	Oak Park Partners LLC	Michael Sahli	630-205-2600
18674	6525 W North Ave		\$22/SF/Year		Nick Cuda	7083832500
12000	1144 Lake FL1		\$26 modified net	The Water Tower Companies	Nick Karris	312-828-0320
6150	213-215 Harrison		24.00	SVN Chicago Commercial	Deena Zimmerman	(312) 756-7336
2900	6641 W North Ave			Village of Oak Park	Viktor Schrader	7083833838
1600	6126 Roosevelt		\$1800/mo	Compass	Paul Zimmermann	708-774-8606
850	6134 Roosevelt		\$750/mo	Compass	Paul Zimmermann	708-774-8606
648	711 South Blvd			Archonomics	Robert Ransom	708-655-8888
200	1142 Chicago		Reasonably priced	Ciccio Realty	Sam Ciccio	7082774583
800	809 N Harlem fl1		Reasonably priced	Ciccio Pealty	Sam Ciccio	7032774583
1750	133 S Oak Park		\$27/SF/Year	Baird & Warner	Theresa Jurgus	7738515479
2024	306-308 W Madison		\$3036 per month	Theresa Jurgus		773-851-5479
6000	22-32 Chicago	\$599,000	For sale	Baird & Warner	Thomas	888-661-1176
4500	200 N Oak Park Ave fl1		For lease	Tony Ruggiero	Chatka Ruggiero	708-366-3981
2200	6933 W North Ave		\$11/SF/Year	North Clybourn Group	Vince Lance	7732520600
1200	1141 Garfield		For lease	H J Mohr & Sons	Ann Walsh	(708) 366-0338
1422	701-711 Lake fl1		For lease	Peter Caruso	JLL	312-228-2926
2100	1100 Lake Street		For lease		Shaker Realty	708-358-0303
412	6435 North Ave Suite 110		For lease			561-483-9001
770	6435 North Ave Suite 213		For lease			561-483-9001
250	829 S Oak Park Ave		\$5,400/per year	Kresz And Associates, LLC	Ildiko Kresz	(708) 439-9374
575	816 S Oak Park Ave		9,600/year	Kresz And Associates, LLC	Ildiko Kresz	(708) 439-9374
15000	1136-1140 Lake			Office Space Chicago	Christopher Rogala	312-757-4800x101
1200	6423 North Ave		\$15NNN	Jameson Commercial	Jacob Strom	312-929-1582
1000	647 W Madison St.		\$19		Anthony Gamez	708-445-0505 xt.3
198	101 N. Marion St. Suite 202		Withheld	David King & Associates, Inc.	David King	7084450505
235	101 N. Marion St. Suite 202		Withheld	David King & Associates, Inc.	David King	7084450505

4744	316-324 Lake Suite 320		\$24.00/MG	Cornerstone Commercial Partners II, LLC	Peter Karlis	3123481000
1336	1 Erie Ct. Suite 7160		Withheld	MBRE Healthcare	Christian Harvey	312-228-4954
852	1 Erie Ct. Suite 7050		Withheld	MBRE Healthcare	Christian Harvey	312-228-4954
1730	1 Erie Ct. Suite 6120		Withheld	MBRE Healthcare	Christian Harvey	312-228-4954
1600	1 Erie Ct. Suite 3000		Withheld	MBRE Healthcare	Christian Harvey	312-228-4954
5300	107 N Oak Park Ave	530000		@properties	Dan Stratis	708-257-7823
1250	103 N Oak Park fl1	325000	\$24.00/NNN	Berkshire Hathaway	Lauren Vula	6303257500
2962	113 N Oak Park		Withheld	David King & Associates	David King	(708) 445-0505
2100	6443 W North Ave	170000		Strauss Realty, LTD.	Patrick Duffy	773-736-3600
2600	105 N Oak Park Unit 4C	300000		Owner	Jill Jerome	312-560-8668
1000	126 Harrison St.		1850/mo.	Gullo & Associates	Laura Maychruk	708-205-7044
7500	1010 Lake Street		For lease	David King & Associates, Inc.	David King	708-445-0505
950	1103-1109 Westgate St. #1107		For lease	David King & Associates, Inc.	David King	708-445-0505
3729	1045 Chicago Ave.	1,250,000		Classic Realty Group	Rita Odeh	708-856-5100
1025	1103-1109 Westgate St. #205		withheld	David King & Associates, Inc.	David King	708-445-0500
865	801 S Oak Park Ave.		\$34.00/MG	Baird & Warner	Theresa Jurgus	708-386-1923
5500	846-848 W Madison	855,000		@properties Commercial	Michael S. Weber	(312) 506-0200
5860	31-33 Chicago Ave.	\$495,000 (\$84.47/SF)		David King & Associates	Anthony Gamez	(708) 445-0505
1500	6717 W North Ave		\$2200/mo*	Jim Pearson	Jim Pearson	773-544-5876
4000	6831 North Ave	For Sale		Coldwell Banker Commercial NRT	Nick DiBrizzi	(630) 954-4600
1600	1112 W Lake St, Unit 1112	499000		David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
16243	1126 Lake St.		Withheld	Mid-America Real Estate Corp.	Westin Kane	(630) 954-7447
8035	1133 South Blvd.		For Lease	CBRE	Wendell C. Hollan	(630) 573-7114
2502	1115 Lake			A.R.C. Real Estate Group	Matthew Cavanagh	(630) 908-5694
1060	118 - 136 N Oak Park Ave P 1st Suite 130		For lease	David King and Associates	David King	708-445-0505
5648	6020 Roosevelt Road	1,100,000	For lease	Cushman & Wakefield	George Ghattas	(312) 424-8075
10300	845 Madison St	1,295,000		Insite Commercial Realty	Ross Goldstein	(312) 203-3199
8500	222 Lake	840000	For sale	@properties Commercial	Dan Stratis	(312) 506-0200
2600	6537 W. North Ave		For Lease		Juan F. Ortiz	(773) 732-4453
10890	6104-6108 Roosevelt Rd.	370,000		A.R.E. Partners, Inc.	Antje Gehrken	(312) 300-7237
25300	1010 Lake		Office Space for Lease	HFF	Bryan Rosenberg	(312) 300-7282
600	964 S Oak Park Ave		1000/month	Avenue Management	Mary Mooney	(708) 383-0339
400	746 Lexington St.		\$700-750	Avenue Management	Mary Mooney	(708) 383-0339
7191	1133 South Blvd.			CBRE	Wendell C. Hollan	(630) 573-7114
800	38-44 Lake Street Suite 44		\$18.00/SF	Baird & Warner	Theresa Jurgus	(708) 697-5986
856	1105 Holley Ct. - Holley Court Apartments, Unit 1	175,000			Rosemary Olsen	(773) 934-5752
2400	1040-1044 Lake St.		Withheld	Vequity, LLC	Andrew Cohen	(312) 985-0978
450	818 Harrison St.		9,600/per year	Kresz and Associates, LLC.	Ildiko Kresz	(708) 434-0669
2500	127 N Marion fl1	\$1,150,000	\$30/SF/Year	Baird & Warner	Theresa Jurgus	(708) 697-5986
5725	1000 Lake St. Suite A		45 USD/SF/Yr	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
2527	901 Lake St		For Lease	David King & Associates, Inc.	David King	(708) 445-0505
1500	1000 Lake St. Suite B		40 USD/SF/Yr	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
5000	6101-6111 North Ave.		0 14.25/MG		Sameer Chhabria	(312) 580-9500
1000	6105.5 North Ave.		14.25/MG		Sameer Chhabria	(312) 580-9500
1000	6101.5 North Ave.		14.25/MG		Sameer Chhabria	(312) 580-9500
1000	6107 North Ave.		14.25/MG		Sameer Chhabria	(312) 580-9500
1000	6105 North Ave.		14.25/MG		Sameer Chhabria	(312) 580-9500
1000	6103 North Ave.		14.25/MG		Sameer Chhabria	(312) 580-9500
600	960 S Oak Park Avenue		1,000/mo.	Avenue Management	Mary Mooney	708-383-0339
2558	6501 North Ave		\$23/SF/Year	Nicholas Cuda Ltd CPA	Nick Cuda	(708) 383-2500

Site Size	Address	Sale Price	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
0.41	435-451Madison	\$2,250,000		Stephen Mudjer	708-524-9628
0.29	6603 W. North Ave	\$299,000	Sage Real Estate	Shari Heilala	7739368824
0.29	6540 Roosevelt	\$2,000,000		Stephen Mudjer	708-524-9628
1.15	223 Madison	For sale or lease	The Daly Group	Patrick Daly	312-795-1235
0.4	6033 W. North Ave	\$495,000	David King & Associates, Inc.	David King	708-445-0505
0.78	203 S Marion Dr.	Not disclosed	CBRE	Tom Svoboda	312-935-1481
0.22	400 Madison Street	800000	Baird & Warner	Theresa Jurgus	(708) 386-1923
3.29	915 S Maple Ave	6,975,000	Peter J. Poulos Real Estate	Peter Poulos	(630) 537-1278
11758	261 Washington Blvd.	1,100,000.00	Marcus & Millichap	Eric Bell	(630) 570-2157

<u>SINGLE FAMILY</u>				<u>CONDO/TWNHSE</u>			
<u>BERWYN</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>
Active Listings	69 *		114 **		6 *		3 **
Closed	84		78		7		10
Average Days/Market	118		108		52		81
Average List Price	\$270,997.00		\$238,725.00		\$114,842.00		\$115,980.00
Average Sale Price	\$264,040.00		\$233,176.00		\$110,902.00		\$109,038.00
Median Sale Price	\$237,500.00		\$216,150.00		\$110,820.00		\$125,000.00
Foreclosures/Short Sales	4/2		8/3		1/0		0/0
<u>ELMWOOD PARK</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>
Active Listings	51 *		47 **		19 *		17 **
Closed	35		42		17		14
Average Days/Market	100		88		147		66
Average List Price	\$286,692.00		\$296,752.00		\$157,229.00		\$157,377.00
Average Sale Price	\$277,857.00		\$292,677.00		\$150,464.00		\$151,350.00
Median Sale Price	\$257,000.00		\$296,500.00		\$140,000.00		\$123,500.00
Foreclosures/Short Sales	3/1		2/0		1/0		1/0
<u>FOREST PARK</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>
Active Listings	21 *		24 **		23 *		13 **
Closed	19		18		30		26
Average Days/Market	123		96		81		67
Average List Price	\$332,468.00		\$337,966.00		\$179,195.00		\$269,546.00
Average Sale Price	\$322,144.00		\$325,836.00		\$174,568.00		\$265,576.00
Median Sale Price	\$322,500.00		\$332,500.00		\$131,125.00		\$252,500.00
Foreclosures/Short Sales	2/0		0/0		0/1		0/0
<u>MAYWOOD</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>
Active Listings	52 *		50 **		4 *		2 **
Closed	41		33		1		2
Average Days/Market	91		66		116		483
Average List Price	\$156,308.00		\$141,243.00		\$35,000.00		\$72,400.00
Average Sale Price	\$152,431.00		\$142,460.00		\$29,000.00		\$72,500.00
Median Sale Price	\$148,450.00		\$146,000.00		\$29,000.00		\$72,500.00
Foreclosures/Short Sales	10/1		9/1		1/0		0/0
<u>OAK PARK</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>
Active Listings	102 *		165 **		81 *		75 **
Closed	91		57		82		62
Average Days/Market	144		158		105		110
Average List Price	\$501,863.00		\$488,602.00		\$216,410.00		\$222,944.00
Average Sale Price	\$481,240.00		\$471,641.00		\$208,721.00		\$215,637.00
Median Sale Price	\$430,000.00		\$426,500.00		\$160,500.00		\$179,500.00
Foreclosures/Short Sales	5/2		7/1		5/1		4/1

<u>RIVER FOREST</u>	<u>2020</u>		<u>2019</u>		<u>2020</u>		<u>2019</u>	
Active Listings	42 *		56 **		19 *		26 **	
Closed	25		20		13		12	
Average Days/Market	164		132		104		91	
Average List Price	\$840,986.00		\$838,970.00		\$329,661.00		\$255,641.00	
Average Sale Price	\$801,320.00		\$779,245.00		\$321,307.00		\$249,458.00	
Median Sale Price	\$700,000.00		\$652,500.00		\$213,000.00		\$207,000.00	
Foreclosures/Short Sales	0/0		1/0		0/1		0/0	



07/28/2020

Cara Pavlicek
Village Manager
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: OPEDC 2nd Quarter 2020

Dear Cara:

Enclosed please find the following documents:

- ✓ 2nd Quarter Financials
- ✓ List of vendor disbursements between 04/01/2020 and 06/30/2020
- ✓ List of available Oak Park spaces/sites listed on Location One via opdc.net
- ✓ 2nd Quarter Stats from the Oak Park Area Association of Realtors

If you have any questions, please contact us for further assistance.

Sincerely,

John Lynch
Executive Director

Enc.

C: Steve Drazner, Finance Director
Tammie Grossman, OPEDC Liaison

07/27/20
Accrual Basis

Oak Park Economic Development Corporation
Consolidated Balance Sheet
As of June 30, 2020

	<u>Jun 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · Corporate Checking Account(612)	13,600.84
103 · Corporate Money Market(411)	<u>153,098.54</u>
Total Checking/Savings	166,699.38
Other Current Assets	
160 · Prepaid Expense	<u>8,275.36</u>
Total Other Current Assets	<u>8,275.36</u>
Total Current Assets	174,974.74
Fixed Assets	
205 · Leasehold Improvements	17,500.00
210 · Furniture and Equipment	15,530.03
230 · Accumulated Depreciation	<u>-22,495.25</u>
Total Fixed Assets	<u>10,534.78</u>
TOTAL ASSETS	<u>185,509.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
313 · Accounts Payable	<u>358.94</u>
Total Accounts Payable	358.94
Other Current Liabilities	
355 · Accrued Expenses	<u>8,730.34</u>
Total Other Current Liabilities	<u>8,730.34</u>
Total Current Liabilities	<u>9,089.28</u>
Total Liabilities	9,089.28
Equity	
405 · Fund Balance	115,224.52
Net Income	<u>61,195.72</u>
Total Equity	<u>176,420.24</u>
TOTAL LIABILITIES & EQUITY	<u>185,509.52</u>

Oak Park Economic Development Corporation
Statement of Revenues & Expenses
April 4 through June 30, 2020

	Apr 4 - Jun 30, 20	Budget	Diff. (Actual - Budget)	% of Budget
Ordinary Income/Expense				
Income				
505 · General Contract	95,250.00	95,250.00	0.00	100.0%
555 · Other Revenue	1,473.38	0.00	1,473.38	100.0%
Total Income	96,723.38	95,250.00	1,473.38	101.55%
Gross Profit	96,723.38	95,250.00	1,473.38	101.55%
Expense				
807 · Auto / Parking	-118.50	1,208.33	-1,326.83	-9.81%
815 · Business Expenses	9.47	725.00	-715.53	1.31%
823 · Depreciation	255.35	604.17	-348.82	42.27%
825 · Dues & Subscriptions	2,517.44	3,383.33	-865.89	74.41%
833 · Corporate Insurance	1,611.04	2,175.00	-563.96	74.07%
834 · Employee Insurance	1,264.94	3,987.50	-2,722.56	31.72%
839 · Marketing / Advertising	0.00	3,625.00	-3,625.00	0.0%
841 · Software Subscriptions	706.83	966.67	-259.84	73.12%
842 · Equipment	596.85	1,208.33	-611.48	49.4%
843 · Supplies	0.00	604.17	-604.17	0.0%
849 · Payroll & Taxes	90,747.44	103,916.67	-13,169.23	87.33%
860 · Professional Fees	1,337.19	6,162.50	-4,825.31	21.7%
862 · Rent	3,019.14	4,398.33	-1,379.19	68.64%
872 · Payroll & Benefits Admin.	756.00	845.83	-89.83	89.38%
875 · Telephone & Internet	1,442.96	1,401.67	41.29	102.95%
885 · Workshops & Conferences	125.00	2,900.00	-2,775.00	4.31%
Total Expense	104,271.15	138,112.50	-33,841.35	75.5%
Net Ordinary Income	-7,547.77	-42,862.50	35,314.73	17.61%
Net Income	-7,547.77	-42,862.50	35,314.73	17.61%

Oak Park Economic Development Corporation

Transaction List by Vendor

	Date	April through June 2020	Amount
Adobe Acropro S			
	04/21/2020	841 · Software Subscriptions	-15.93
	05/21/2020	841 · Software Subscriptions	-15.93
	06/21/2020	841 · Software Subscriptions	-15.93
Allison Marola - Expenses			
	04/30/2020	875 · Telephone & Internet	-100.00
	05/28/2020	875 · Telephone & Internet	-100.00
	06/30/2020	875 · Telephone & Internet	-100.00
American Funds			
	04/15/2020	345 · 401k Payable	-1,571.66
	04/30/2020	-SPLIT-	-2,658.33
	05/14/2020	872.6 · Retirement Administrative Fee	-139.72
	05/15/2020	345 · 401k Payable	-1,571.66
	05/31/2020	-SPLIT-	-2,658.33
	06/15/2020	345 · 401k Payable	-1,571.66
	06/30/2020	-SPLIT-	-2,658.33
American Planning Association			
	04/20/2020	885 · Workshops & Conferences	-125.00
	05/06/2020	825 · Dues & Subscriptions	-490.00
AT&T			
	04/14/2020	875 · Telephone & Internet	-258.77
	05/11/2020	875 · Telephone & Internet	-256.86
	06/10/2020	875 · Telephone & Internet	-256.86
AT&T Mobile			
	04/23/2020	875 · Telephone & Internet	-18.49
	05/22/2020	875 · Telephone & Internet	-18.49
	06/22/2020	875 · Telephone & Internet	-18.49
CBI*MALWAREBYTES			
	04/14/2020	841 · Software Subscriptions	-77.16
Chicago Tribune			
	04/14/2020	825 · Dues & Subscriptions	-27.72
	05/12/2020	825 · Dues & Subscriptions	-27.72
	06/09/2020	825 · Dues & Subscriptions	-27.72
CoStar Realty Information, Inc			
	04/02/2020	825 · Dues & Subscriptions	-895.45
	05/19/2020	825 · Dues & Subscriptions	-895.45
	06/19/2020	825 · Dues & Subscriptions	-895.45
Dropbox			
	05/22/2020	841 · Software Subscriptions	-119.88
Facebook Ads			
	04/01/2020	839 · Marketing / Advertising	-50.00
Forest Agency {D&O}			
	04/01/2020	-SPLIT-	339.67
	05/01/2020	-SPLIT-	339.67
	06/01/2020	-SPLIT-	339.63
Forest Agency {UMB}			

Oak Park Economic Development Corporation

Transaction List by Vendor

	Date	April through June 2020	Amount
	04/09/2020	160 · Prepaid Expense	-3,484.00
Health Care Service Corporation			
	04/01/2020	834 · Employee Insurance	-670.03
	05/01/2020	834 · Employee Insurance	-670.03
	06/01/2020	834 · Employee Insurance	-670.03
IDFPR			
	05/19/2020	825 · Dues & Subscriptions	-153.38
idrive.com			
	04/09/2020	841 · Software Subscriptions	-99.50
John Lynch			
	04/30/2020	-SPLIT-	-84.47
	05/28/2020	875 · Telephone & Internet	-75.00
	06/30/2020	875 · Telephone & Internet	-75.00
Kenny & Kenny P.C.			
	04/01/2020	-SPLIT-	870.03
	05/06/2020	-SPLIT-	-802.50
	05/06/2020	-SPLIT-	-175.75
	06/30/2020	-SPLIT-	-358.94
Paychex, Inc			
	04/15/2020	872.5 · Payroll Service Fees	-69.38
	04/20/2020	849.3 · Payroll Tax Expense	16.52
	04/30/2020	872.5 · Payroll Service Fees	-69.38
	05/15/2020	872.5 · Payroll Service Fees	-69.38
	05/29/2020	872.5 · Payroll Service Fees	-69.38
	06/15/2020	872.5 · Payroll Service Fees	-69.38
	06/30/2020	872.5 · Payroll Service Fees	-69.38
Sun Life Financial			
	04/01/2020	834 · Employee Insurance	-190.44
	04/14/2020	834 · Employee Insurance	-190.44
	06/01/2020	834 · Employee Insurance	-190.44
The Retirement Advantage, Inc			
	04/01/2020	872.6 · Retirement Administrative Fee	-200.00
	06/17/2020	872.6 · Retirement Administrative Fee	-200.00
	06/17/2020	313 · Accounts Payable	-200.00
U.S. Bank Corporate Real Estate			
	04/01/2020	862 · Rent	-1,509.57
	05/01/2020	862 · Rent	-1,509.57
	06/01/2020	862 · Rent	-1,509.57
US Bank Equipment Finance			
	04/28/2020	842 · Equipment	-198.95
	05/26/2020	842 · Equipment	-198.95
	06/22/2020	842 · Equipment	-198.95
Viktor Schrader - expenses			
	04/30/2020	875 · Telephone & Internet	-30.00
	05/28/2020	875 · Telephone & Internet	-30.00
	06/30/2020	875 · Telephone & Internet	-30.00

Oak Park Economic Development Corporation

Transaction List by Vendor

	April through June 2020	
	Date	Amount
Village of Oak Park		
	04/16/2020 807 · Auto / Parking	118.50
WordPress.com		
	04/27/2020 841 · Software Subscriptions	-99.00
Wufoo		
	06/29/2020 841 · Software Subscriptions	-169.00
Zoom		
	05/06/2020 841 · Software Subscriptions	-14.99
	05/18/2020 841 · Software Subscriptions	-24.52
	06/06/2020 841 · Software Subscriptions	-54.99

Available Sq. Ft.	Address	Sale Price	Lease Rate per (Sq. Ft./per Year):	Lease Terms	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
2200	6340 Roosevelt Road (1st floor)		\$9.82/MG	Modified Gross	Cosmos Realty Investors, Inc.	Bill Eliopoulos	3125020218
700	130-134 Madison St. Suite 130		For lease	Unknown	David King & Associates	David King	708-445-0505
3794	6332 Roosevelt Rd Ste. 100		\$13.00/MG	Negotiable	R N Realty LLC	Noah O'Neill	312-245-5206
2000	6332 Roosevelt Rd Ste. 100		\$15.00/MG	Negotiable	R N Realty LLC	Noah O'Neill	312-245-5206
6500	505 N Ridgeland Ave	849000		Not For Lease	SVN Chicago Commercial	Adam Napp	312-789-4864
2548	515 Madison St		For lease	Unknown	Fortis Net Lease	Eli Schultz	248-254-3410
2100	108 Madison St.	330000		Not For Lease	Baird & Warner	Theresa Jurgus	773-851-5479
1400	191 N Marion St. Unit 1	295,000		Not For Lease	Compass	Malek Abdulsamad	917-251-9087
5326	214 Chicago Ave.	325000		Unknown	Realty of Chicago, LLC	Jose Aguilar	7086636188
550	1016 North Blvd Suite 1016		For lease	Unknown	David King & Associates, Inc.	David King	708-445-0505
4000	260-266 Lake Street	Price Negotiable	Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
1500	1114 Madison	265,000		Not For Lease	Baird & Warner	Theresa Jurgus	7738515479
1556	715 Lake Street		Aggressive rates	Negotiable	Gloor Realty	Cliff Osborn	(708) 383-7100
1100	228-230 Madison		\$14.50MG	Full Service	David King & Associates, Inc.	David King	(708) 445-0505
1550	6030 Roosevelt		For lease \$18.50 /SF/Year (Modified Gross)	Unknown	David King & Associates	David King	708-445-0505
24898	610 S Maple		For lease	Unknown	David King & Associates	David King	708-445-0505
3000	1011 Lake Street			Negotiable	David King & Associates	David King	708-445-0505
3500	7061 North Ave		For lease	Unknown	McCarthy Eye Center	Dr. Tim McCarthy	708-848-2030
1261	407 N Harlem		For lease	Unknown	Heitman Real Estate Investment Management		(312) 855-5700
9498	1515 N Harlem		\$18.50 - \$31.20 /SF/Year	Unknown	Kresz and Associates, LLC	Ildiko Kresz	708-434-0669
2500	7041 North Ave		\$4000/mo	Unknown	Strand & Browne Real Estate	Jack Strand	7084880011
1799	6427 North Ave		\$15NNN	Triple Net	Jameson Commercial Realty	Jacob Strom	312-929-1582
1406	6323 North Ave		For lease	Unknown	Jameson Commercial	Jacob Strom	312-929-1582
100	137 N Oak Park (Multiple Suites)		\$28.50/G w stops	Unknown		James Solnes	708-205-8000
5000	6301-6325 W North Avenue		Negotiable	Unknown	METRO Commercial Real Estate	Jonathan Hyman	8474129898
3047	7101 North Ave		Negotiable	Unknown	Metro Commercial Real Estate	Jonathan Hyman	8474129898
1000	6149 North Ave		For lease	Unknown	Pangea Real Estate	Kahlil Richey	312-651-6146
3047	7121 W North Ave		For lease	Unknown	Mid America Asset Management	Margret Graham	630-954-7307
1200	1108 Chicago		\$2200/moNNN	Triple Net		Marion Morrossey	708-848-7754
1300	6116 Roosevelt			Unknown	Janko Realty & Development	Mark Janko	815-223-3875
675	958 S Oak Park		\$975/mo	Unknown	Avenue Management	Mary Mooney	708-383-0339
1180	1111 Chicago #230		\$1595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
457	1111 Chicago #221		\$595/mo	Unknown	Oak Park Partners LLC	Michael Sahli	630-205-2600
18674	6525 W North Ave		\$22/SF/Year	Unknown		Nick Cuda	7083832500
12000	1144 Lake FL1		\$26 modified net	Unknown	The Water Tower Companies	Nick Karris	312-828-0320
6150	213-215 Harrison		24.00	Modified Gross	SVN Chicago Commercial	Deena Zimmerman	(312) 756-7336
2900	6641 W North Ave			Unknown	Village of Oak Park	Viktor Schrader	7083833838
1600	6126 Roosevelt		\$1800/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
850	6134 Roosevelt		\$750/mo	Unknown	Compass	Paul Zimmermann	708-774-8606
648	711 South Blvd			Negotiable	Archonomics	Robert Ransom	708-655-8888
200	1142 Chicago		Reasonably priced	Unknown	Ciccio Realty	Sam Ciccio	7082774583
800	809 N Harlem fl1		Reasonably priced	Unknown	Ciccio Pealty	Sam Ciccio	7032774583
2024	306-308 W Madison		\$3036 per month	Modified Gross	Theresa Jurgus		773-851-5479
6000	22-32 Chicago	\$599,000	For sale	Unknown	Baird & Warner	Thomas	888-661-1176
4500	200 N Oak Park Ave fl1		For lease	Unknown	Tony Ruggiero	Chatka Ruggiero	708-366-3981
2200	6933 W North Ave		\$11/SF/Year	Unknown	North Clybourn Group	Vince Lance	7732520600
1200	1141 Garfield		For lease	Unknown	H J Mohr & Sons	Ann Walsh	(708) 366-0338
1422	701-711 Lake fl1		For lease	Unknown	Peter Caruso	JLL	312-228-2926
2100	1100 Lake Street		For lease	Negotiable		Shaker Realty	708-358-0303
412	6435 North Ave Suite 110		For lease	Unknown			561-483-9001
770	6435 North Ave Suite 213		For lease	Unknown			561-483-9001
250	829 S Oak Park Ave		\$5,400/per year	Full Service	Kresz And Associates, LLC	Ildiko Kresz	(708) 439-9374
575	816 S Oak Park Ave		9,600/year	Modified Gross	Kresz And Associates, LLC	Ildiko Kresz	(708) 439-9374
15000	1136-1140 Lake			Unknown	Office Space Chicago	Christopher Rogala	312-757-4800x101
1200	6423 North Ave		\$15NNN	Triple Net	Jameson Commercial	Jacob Strom	312-929-1582
1000	647 W Madison St.		\$19	Modified Gross		Anthony Gamez	708-445-0505 xt.3
198	101 N. Marion St. Suite 202		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
235	101 N. Marion St. Suite 202		Withheld	Unknown	David King & Associates, Inc.	David King	7084450505
4744	316-324 Lake Suite 320		\$24.00/MG	Negotiable	Cornerstone Commercial Partners II, LLC	Peter Karlis	3123481000
1336	1 Erie Ct. Suite 7160		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
852	1 Erie Ct. Suite 7050		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954

1730	1 Erie Ct. Suite 6120		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
1600	1 Erie Ct. Suite 3000		Withheld	Negotiable	MBRE Healthcare	Christian Harvey	312-228-4954
5300	107 N Oak Park Ave	530000		Not For Lease	@properties	Dan Stratis	708-257-7823
1250	103 N Oak Park fl1	325000	\$24.00/NNN	Triple Net	Berkshire Hathaway	Lauren Vula	6303257500
2962	113 N Oak Park		Withheld	Unknown	David King & Associates	David King	(708) 445-0505
2100	6443 W North Ave	170000		Not For Lease	Strauss Realty, LTD.	Patrick Duffy	773-736-3600
2600	105 N Oak Park Unit 4C	300000		Not For Lease	Owner	Jill Jerome	312-560-8668
1000	126 Harrison St.		1850/mo.	Unknown	Gullo & Associates	Laura Maychruck	708-205-7044
7500	1010 Lake Street		For lease		David King & Associates, Inc.	David King	708-445-0505
950	1103-1109 Westgate St. #1107		For lease	Unknown	David King & Associates, Inc.	David King	708-445-0505
3729	1045 Chicago Ave.	1,250,000		Not For Lease	Classic Realty Group	Rita Odeh	708-856-5100
1025	1103-1109 Westgate St. #205		withheld	Unknown	David King & Associates, Inc.	David King	708-445-0500
865	801 S Oak Park Ave.		\$34.00/MG	Negotiable	Baird & Warner	Theresa Jurgus	708-386-1923
5500	846-848 W Madison	855,000		Not For Lease	@properties Commercial	Michael S. Weber	(312) 506-0200
5860	31-33 Chicago Ave.	\$495,000 (\$84.47/SF)			David King & Associates	Anthony Gamez	(708) 445-0505
1500	6717 W North Ave		\$2200/mo*	Unknown	Jim Pearson	Jim Pearson	773-544-5876
4000	6831 North Ave	For Sale		Not For Lease	Coldwell Banker Commercial NRT	Nick DiBrizzi	(630) 954-4600
1600	1112 W Lake St, Unit 1112	499000		Not For Lease	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
16243	1126 Lake St.		Withheld	Negotiable	Mid-America Real Estate Corp.	Westin Kane	(630) 954-7447
8035	1133 South Blvd.		For Lease	Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
1060	118 - 136 N Oak Park Ave P 1st Suite 130		For lease	Negotiable	David King and Associates	David King	708-445-0505
5648	6020 Roosevelt Road	1,100,000	For lease	Unknown	Cushman & Wakefield	George Ghattas	(312) 424-8075
10300	845 Madison St	1,295,000		Unknown	Insite Commercial Realty	Ross Goldstein	(312) 203-3199
8500	222 Lake	840000	For sale	Unknown	@properties Commercial	Dan Stratis	(312) 506-0200
2600	6537 W. North Ave		For Lease	Unknown		Juan F. Ortiz	(773) 732-4453
10890	6104-6108 Roosevelt Rd.	370,000		Unknown	A.R.E. Partners, Inc.	Antje Gehrken	(312) 300-7237
25300	1010 Lake		Office Space for Lease	None	HFF	Bryan Rosenberg	(312) 300-7282
600	964 S Oak Park Ave		1000/month	Unknown	Avenue Management	Mary Mooney	(708) 383-0339
400	746 Lexington St.		\$700-750		Avenue Management	Mary Mooney	(708) 383-0339
7191	1133 South Blvd.			Negotiable	CBRE	Wendell C. Hollan	(630) 573-7114
800	38-44 Lake Street Suite 44		\$18.00/SF	Negotiable	Baird & Warner	Theresa Jurgus	(708) 697-5986
856	1105 Holley Ct. - Holley Court Apartments, Unit 1	175,000		Unknown		Rosemary Olsen	(773) 934-5752
2400	1040-1044 Lake St.		Withheld		Vequity, LLC	Andrew Cohen	(312) 985-0978
450	818 Harrison St.		9,600/per year	Modified Gross	Kresz and Associates, LLC.	Ildiko Kresz	(708) 434-0669
2500	127 N Marion fl1	\$1,150,000	\$30/SF/Year	Unknown	Baird & Warner	Theresa Jurgus	(708) 697-5986
5725	1000 Lake St. Suite A		45 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
2527	901 Lake St		For Lease	Unknown	David King & Associates, Inc.	David King	(708) 445-0505
1500	1000 Lake St. Suite B		40 USD/SF/Yr	Unknown	David King & Associates, Inc.	Anthony Gamez	(708) 445-0505
5000	6101-6111 North Ave.	0	14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000	6105.5 North Ave.		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000	6101.5 North Ave.		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000	6107 North Ave.		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000	6105 North Ave.		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
1000	6103 North Ave.		14.25/MG	Modified Gross		Sameer Chhabria	(312) 580-9500
600	960 S Oak Park Avenue		1,000/mo.	Unknown	Avenue Management	Mary Mooney	708-383-0339
2558	6501 North Ave		\$23/SF/Year	Triple Net	Nicholas Cuda Ltd CPA	Nick Cuda	(708) 383-2500

Site Size	Address	Sale Price	Owner / Broker	Owner / Broker Contact Name	Owner / Broker Phone
0.4	505 N Ridgeland Ave	849000	SVN Chicago Commercial	Adam Napp	312-789-4864
0.41	435-451 Madison	\$2,250,000		Stephen Mudjer	708-524-9628
0.29	6603 W. North Ave	\$299,000	Sage Real Estate	Shari Heilala	7739368824
0.29	6540 Roosevelt	\$2,000,000		Stephen Mudjer	708-524-9628
1.15	223 Madison	For sale or lease	The Daly Group	Patrick Daly	312-795-1235
0.4	6033 W. North Ave	\$495,000	David King & Associates, Inc.	David King	708-445-0505
0.78	203 S Marion Dr.	Not disclosed	CBRE	Tom Svoboda	312-935-1481
0.22	400 Madison Street	800000	Baird & Warner	Theresa Jurgus	(708) 386-1923
3.29	915 S Maple Ave	6,975,000	Peter J. Poulos Real Estate	Peter Poulos	(630) 537-1278
11758	261 Washington Blvd.	1,100,000.00	Marcus & Millichap	Eric Bell	(630) 570-2157

	<u>SINGLE FAMILY</u>			<u>CONDO/TWNHSE</u>		
<u>BERWYN</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	55 *		102 **	5 *		10 **
Closed	110		130	6		7
Average Days/Market	71		75	47		48
Average List Price	\$273,378.00		\$249,895.00	\$83,933.00		\$92,957.00
Average Sale Price	\$267,466.00		\$243,320.00	\$77,464.00		\$90,928.00
Foreclosures/Short Sales	7/1		3/3	0/1		0/1
<u>ELMWOOD PARK</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	35 *		63 **	26 *		30 **
Closed	55		59	24		23
Average Days/Market	88		83	118		80
Average List Price	\$328,756.00		\$295,274.00	\$143,383.00		\$169,299.00
Average Sale Price	\$318,737.00		\$287,506.00	\$138,608.00		\$164,502.00
Foreclosures/Short Sales	0/0		3/2	0/0		0/0
<u>FOREST PARK</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	10 *		27 **	21 *		36 **
Closed	25		46	30		53
Average Days/Market	90		85	52		55
Average List Price	\$340,382.00		\$316,025.00	\$243,783.00		\$225,807.00
Average Sale Price	\$333,336.00		\$304,561.00	\$237,059.00		\$220,492.00
Foreclosures/Short Sales	1/0		1/0	0/0		3/1
<u>MAYWOOD</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	24 *		38 **	2 *		2 **
Closed	60		79	0		2
Average Days/Market	89		80	0		920
Average List Price	\$187,044.00		\$156,643.00	\$0.00		\$72,450.00
Average Sale Price	\$182,255.00		\$155,618.00	\$0.00		\$65,250.00
Foreclosures/Short Sales	10/1		15/1			0/0
<u>OAK PARK</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	97 *		203 **	95 *		104 **
Closed	129		132	69		107
Average Days/Market	91		117	82		66
Average List Price	\$493,899.00		\$522,384.00	\$227,408.00		\$215,923.00
Average Sale Price	\$479,539.00		\$506,094.00	\$220,315.00		\$209,527.00
Foreclosures/Short Sales	1/0		2/1	1/1		1/1
<u>RIVER FOREST</u>	<u>2020</u>		<u>2019</u>	<u>2020</u>		<u>2019</u>
Active Listings	37 *		71 **	25 *		32 **
Closed	29		35	12		20
Average Days/Market	118		104	46		81
Average List Price	\$910,910.00		\$869,318.00	\$223,600.00		\$173,534.00
Average Sale Price	\$859,637.00		\$808,880.00	\$213,083.00		\$169,095.00
Foreclosures/Short Sales	1/1		3/1	0/0		1/0

*active as of July 8, 2020

**active as of July 15, 2019

Information provided by Midwest Real Estate Data LLC