



2025 CLERGY-LAITY ASSEMBLY

PLENARY SESSION II:
Real Estate – Metropolis Center
Thursday, November 6, 2025





New Metropolis Center

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ASSEMBLY



Growth
Community
Impact

New Metropolis Center

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METROPOLIS
OF CHICAGO

History

- His Eminence Metropolitan Nathanael is enthroned – Mar 2018
- His Eminence forms Task Force to study Burton Place uses – May 2018
- Task Force completes study; recommends sale of Burton Place – Jun 2018
- Search for new Metropolis Center begins – Jul 2018
- Delegates of 2019 Clergy-Laity Assembly approve sale of Burton Place – Oct 2019
- Archdiocese approves sale of Burton Place – Jan 2020
- Metropolis moves operations to Elk Grove Village rent-free – Jan 2020
- Burton Place listed for sale – Aug 2020
- Metropolis moves operations to Lombard rent-free – Dec 2020
- Burton Place sold for purchase price of \$3.15 million – Feb 2022
- Burton Place sale proceeds reserved for the sole purpose of a new Metropolis Center – Feb 2022
- Metropolis begins investing Burton Place funds in rolling CDs and earns interest - Jan 2023
- His Eminence unveils 5-year vision at 2023 Clergy-Laity Assembly – Nov 2023

2018

2019

2020

2021

2022

2023

2024

2025

2026

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Property Highlights

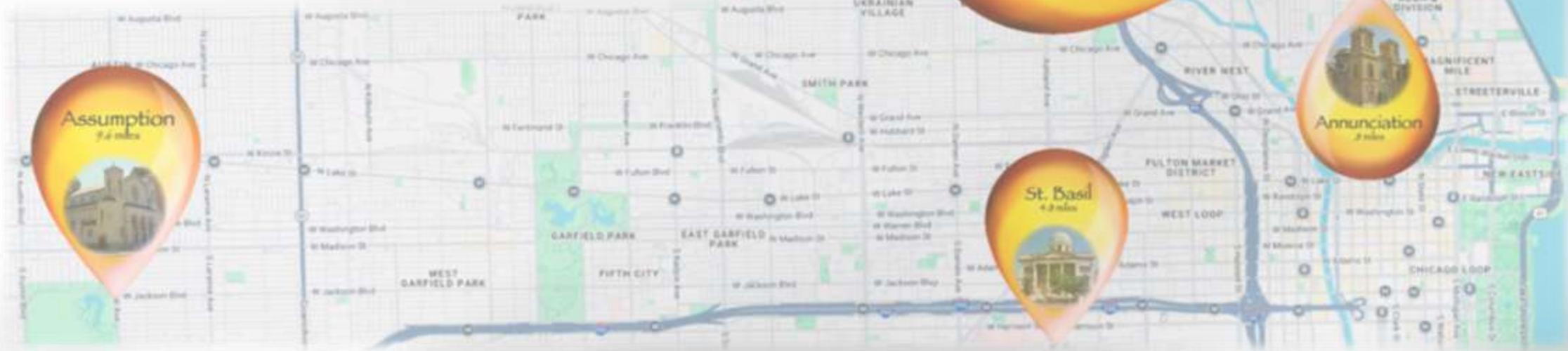
1290 North Clybourn

- 6400 sf Contemporary Elevator Office Building
- 12 Offices
- 4 Washrooms
- Conference Room
- Full Floor Amenities Roof Deck with Basketball Court
- 2 Parking Spots with Ample Parking Options



Location

St. Demetrios	6.4 miles
St. Andrew	6.6 miles
St. George	2.0 miles
Annunciation	.8 miles
St. Basil	4.8 miles
Assumption	9.6 miles

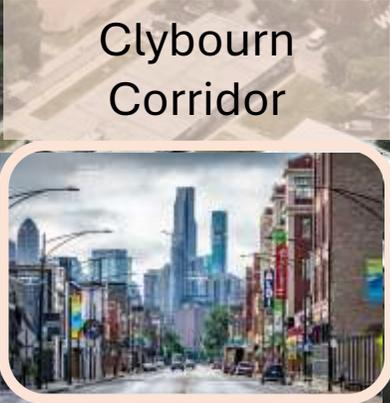
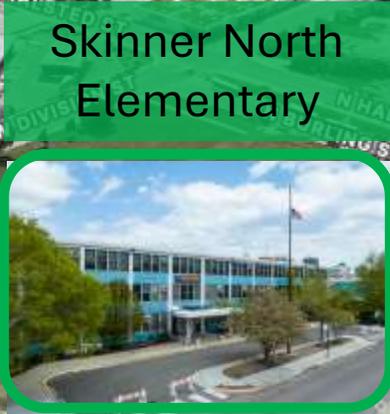


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Immediate
Neighborhood



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Extended Neighborhood



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Immediate Neighborhood



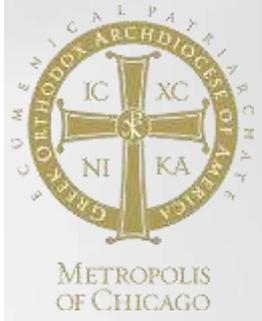
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Purchase Details

Original List Price	\$2,950,000
Purchase Price	\$2,550,000
Furniture and Fixtures	Included in Price
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Discount from List Price	13.6%
Property Cost per Square Foot	\$416



Uses of Funds

Purchase Price Including Furniture & Fixtures	\$2,550,000
Due Diligence & Closing Costs	\$15,000
Allowance for Improvements	\$100,000
Total Uses of Funds	\$2,665,000



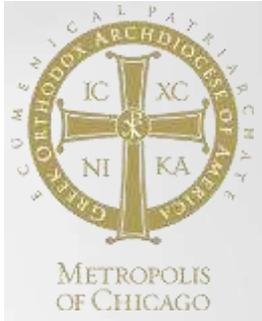
Sources of Funds

Burton Place Proceeds	\$3,150,000
Net Interest Earned (After Occupancy & Due Diligence Costs)	\$153,330
Committed Donation	\$300,000
Total Sources of Funds	\$3,603,330



\$938,330
Cash
Remaining

Burton Place Proceeds	\$ 3,150,000
Net Interest Earned (After Occupancy & Due Diligence Costs)	\$ 153,330
Committed Donation	\$ 300,000
Total Sources of Funds	\$ 3,603,330
Purchase Price Including Furniture & Fixtures	\$ 2,550,000
Due Diligence & Closing Costs	\$ 15,000
Allowance for Improvements	\$ 100,000
Total Uses of Funds	\$ 2,665,000
Cash Remaining	\$ 938,330
Capital Improvements Set-Aside	\$ 127,500



Pro Forma Operating Expenses Year 1

Electricity	\$ 11,232
Water, Sewer	\$ 240
Natural Gas	\$ 3,960
Rubish	\$ 1,152
Connectivity	\$ 4,800
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Utilities Subtotal	\$ 21,384
On-going Maintenance	\$ 9,600
Cleaning Services	\$ 20,800
Insurance	\$ 17,520
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Total Occupancy Expenses	\$ 69,304



Pro Forma First Year

Remaining Cash on Hand	\$ 938,330
Investment Income (7% Target)	\$ 65,683
Year 1 Occupancy Expenses	\$ 69,304
Expenses in Excess of Investment Income	(\$ 3,621)



Pro Forma 10 Year Outlook

Purchase Price	\$ 2,550,000
Estimated Total Appreciation (4% Annually)	\$ 1,224,623
Ending Estimated Value	\$ 3,301,854



Pro Forma 10 Year Outlook

Investment Income Total (7% Target)	\$ 622,183
Occupancy Expenses Total (3% Escalation)	(\$ 794,493)
Expenses in Excess of Investment Income	(\$ 172,310)
Beginning Cash on Hand	\$ 938,330
Remaining Cash on Hand	\$ 766,020
Capital Improvements Set-Aside	\$ 127,500