

# Ramallah Club of Metro Detroit

Proposed Purchase of the Bethlehem Lutheran Church  
on 8 Mile Between Newburgh and Gill in Farmington Hills



**Help make the  
dream a reality!**

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# Location and Size Key Advantages of New Building

- Building location at 8 mile and Newburgh in Farmington Hills is within a 20 minute drive time for 80% of our members
- 15,000 sq ft with 110 parking spaces on 3 acres
  - 200 seat Banquet Hall (expandable to 250)
  - 275 seat Worship Hall, that can be rented or used for conferences, meetings, etc.
  - Modern Kitchen with many amenities and several large storage rooms
  - Spacious Library with fireplace
  - 2 large offices with attached conference rooms and bathroom
  - Multipurpose room with attached bath
  - 6 classrooms
- Accommodates the future growth and development of our Ramallah Club



# Building Provides Club Members with Many New Exciting Activities and Events

- Next door to Farmington Hills Soccer, Baseball, Skateboard Park and Ice Arena facilities
- Large Worship Hall, Banquet Facilities, and Classrooms provide multiple indoor venues for a variety of different activities (meetings, seminars, debka dance, guest speakers, etc.)
- Group Adult and Children activities
  - Dedicated rooms for each age group (nursery, pre-teens, teenagers, young adults)
  - Cultural and Senior Heritage Programs
  - Health and Wellness Programs
  - Educational and Training rooms
- Men's and Women's Activities and Programs
- Weekly Club Luncheons
- Sporting event viewing and get-togethers
- Private outdoor space for Picnics / BBQs



# Cost of New Building Affordable

- Building is listed for sale at \$849K → It is believed that the purchase price will range between \$625K to \$725K
- Our Club does not qualify for a mortgage due to its low income and lack of historical financial statements (We have been declined by three banks so far). A cash offer is the most feasible option
- We have \$275K in savings, of which \$225K can be used for a down payment, keeping \$50K in reserve for emergencies
- Members have committed \$140K in loan pledges to-date. A Building Fund Raising Committee has been established to raise an additional \$350K in pledges by the end of October
- The loan pledge structure is planned for 3 years with interest
- Sale of the existing Ann Arbor Trail Clubhouse will take place after the purchase of the new building → Proceeds, expected to range between \$300K to \$400K, will be used to pay back loan pledges

# Planned Operating Expenses are Manageable

- Our conservative estimate is that the building will cost an estimated \$5,500 per month to operate and will require a professional part time manager
- If we can structure the Club as a non-profit entity, the property taxes on the building maybe reduced or eliminated depending on negotiations with the Farmington Hills Tax Authorities
- Total Annual Expenses estimated to be \$66K

Item	Monthly	Full Year	Comments
<u>Expenses</u>			
Utilities	\$1,500	\$18,000	Current experience
Taxes	1,250	15,000	w/o Municipal tax abatement
Insurance	750	9,000	Based on Ann Arbor Rd rate
Repairs/Miscl	500	6,000	Maintenance only
Building Manager	1,500	18,000	25 hrs/wk
Est Total Expense	\$5,500	\$66,000	

# Building will Allow Club to Generate New Sources of Revenue to Support Growth

- New building revenue assumptions:
  - Worship Hall Rental (1/month @ \$500) = \$ 6K
  - Banquet Hall Rental (2/month @ \$500) = \$12K
  - Club Programs/Activities (current level) = \$13K  
(Annual Banquet, Golf, Picnics, etc.)
  - Memorials, Catering, Donations = \$ 2K
  - **Total Annual Club Revenue = \$33K**
- Annual Club Membership Dues:
  - Historically 200 to 300 paid members at \$50 per person
  - Possible new structure to charge \$200 / per family, \$100 / single adult
  - With 150 families at \$200 (\$30K) and 30 singles at \$100 (\$3K); Dues Revenue = \$33K
- **Total Annual Club and Dues Revenue = \$66K**



# Help Make the Dream a Reality!

- This is a rare opportunity for our Club to move into a new facility in a central location and at a price we can afford. We don't want to be in the position 5 years from now wishing we should have moved
- We need a place to connect for our older members where they can feel comfortable spending their time with their family and friends
- To reinforce the memory of the founders of our Ramallah Club in Detroit and to remind us all of the sacrifice they've made for their families
- The new facility will strengthen our Club to preserve our unique Ramallah and Palestinian heritage for our children and for the generations to follow
- ***The time is now to seize the moment and make the dream a reality!***

