

UMC GENERAL AGENCIES PROPERTY REPORT

2024



(Pursuant to ¶ 807.8 of the *Book of Discipline*)

*Some agencies either own or lease office space in other locations for field staff and branch operations. These staff and the cost of these facilities are **not** included as part of this Headquarters Property Report.*

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United Methodist Communications

1. Headquarters building location:
810 12th Ave South
Nashville, TN 37203
2. Occupant(s) of building:
United Methodist Communications
3. Owner(s) of building:
Joint Committee on communications of the United Methodist Church
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?
Yes – United Methodist Publishing House
5. Year and cost of last remodeling:
2023-2024 - \$112,000.00
6. Year(s) facilities were constructed:
1980
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

8. Value of building and land

	2021	2022	2023	Unaudited 2024
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At Cost:	\$3,947,151	\$3,947,151	4,197,133	4,447,114
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At Fair Market Value:	\$15,827,400	\$15,827,400	\$15,827,400	\$15,827,400
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9. Amount of debt at year end:

\$0	\$0	\$0	\$0
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10.	Interest rate on debt:	-	-	-	-
11.	Years remaining on debt:	-	-	-	-
12.	Annual operating cost:	\$426,247	417,090	485,897	371,689
13.	Amount of annual payments, as applicable:				
	Total mortgage payments:	-	-	-	-
	Total lease payments:	-	-	-	-
	Length of lease:	-	-	-	-
	Total rent payments:	-	-	-	-
14.	Number of agency staff at headquarters:	13	13	13	14
15.	Number of agency staff at remote locations:	71	68	66	41
16.	Square footage available to Agency:	49,432	49,432	49,432	49,432
17.	If your lease has any options or codicils outside of the normal lease, kindly attach an explanation				

Recent photograph of your headquarters building(s).



General Board of Church and Society

1. Headquarters building location:
100 Maryland Ave NE, Washington DC 20002

2. Occupant(s) of building:
**Council of Bishop
Commission on Religion and Race
Baltimore Washington Conference
Other non-profit organizations**

3. Owner(s) of building:
General Board of Church and Society

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom? Please see answer in # 2.

5. Year and cost of last remodeling:
**100 Maryland Ave. – 1999 \$5,109,000
110 Maryland Ave. – 2007 \$5,431,196**

6. Year(s) facilities were constructed:
**100 Maryland Ave. - 1923
110 Maryland Ave. – 1931**

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
Yes, \$30,794,500.00

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

8.	Value of building and land	2021	2022	2023	2024 Budget
	At Cost:	\$7,448,047	\$7,235,044	\$7,104,423	7,837,616

At Fair Market Value:	Not determined	Not determined	Not determined	Not determined
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9.	Amount of debt at year end:	\$0	\$0	\$0	0
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10. Interest rate on debt: - - - -

11. Years remaining on debt: - - - -

12. Annual operating cost: \$1,786,839 \$2,013,236 2,096,539 2,321,240

13. Amount of annual payments, as applicable:

Total mortgage payments: - - - -

Total lease payments: - - - -

Length of lease: - - - -

Total rent payments: - - - -

14. Number of agency staff at headquarters: 17 19 19 19

15. Number of agency staff at remote locations: - - - -

16. Square footage available to Agency: 12,376 12,376 12,376 12,376

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation
N/A

Recent photograph of your headquarters building(s).



General Board of Global Ministries

1. Headquarters building location:
**458 Ponce de Leon Avenue NE
Atlanta, GA 30308**
2. Occupant(s) of building:
**General Board of Global Ministries of The United Methodist Church, Inc. (GBGM)
Cascade United Methodist Church (Cascade Midtown)
Hope Atlanta
Foundation for Theological Education in Asia and the Pacific (FTEAP)
Students Without Mothers (SWM)**
3. Owner(s) of building:
General Board of Global Ministries of The United Methodist Church, Inc.
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?
**Cascade United Methodist Church (Cascade Midtown)
Hope Atlanta
Foundation for Theological Education in Asia and the Pacific (FTEAP)
Students Without Mothers (SWM)**
5. Year and cost of last remodeling:
**Children's Area: approximately \$150,000 for remediation and reconstruction
(primarily covered through insurance)**
6. Year(s) facilities were constructed:
**Sanctuary with attached educational building built in 1922. Renovated in 1954, 1964,
and 2016.**
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
**Yes, the property is insured by Guide One (policy called "Package – Headquarters").
HQ coverage: \$25,386,000
Business Personal Property: \$5,077,400**

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

8. Value of building and land

Year	2022	2023	2024
At Cost Value	\$21,633,745.60	\$21,087,710	\$21,087,554.20
At Fair Market Value	\$26,540,000	\$26,540,000	\$26,540,000

9. Amount of debt at year end

Year	2022	2023	2024
	0	0	0

10. Interest rate on debt

Year	2022	2023	2024
	0	0	0

11. Years remaining on debt

Year	2022	2023	2024
	0	0	0

12. Annual operating cost

Year	2022	2023	2024
	\$650,000	\$735,000	\$755,324.74

13. Amount of annual payments, as applicable

Year	2022	2023	2024
Total Mortgage	0	0	0
Total Lease	\$153,000	\$227,712	\$351,240
Length of Lease	Two Years	Two Years	Two Years
Total Rent	0	0	0

14. Number of agency staff at headquarters

Total	2022	2023	2024
	79	67	65

15. Number of agency staff at remote locations

Total	2022	2023	2024
	39	47	46

16. Square footage available to Agency

Total	2022	2023	2024
	66,966	66,966	37,566

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation N/A

Recent photograph of your headquarters building(s).

South building to which the Sanctuary is attached.



North Building (former education building)

General Board of Higher Education and Ministry

1. Headquarters building location:

**Denman Building
1908 Grand Avenue
Nashville TN 37212**

2. Occupant(s) of building:

General Board of Higher Education & Ministry

3. Owner(s) of building:

The Upper Room, Inc.

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?

No

5. Year and cost of last remodeling:

N/A

6. Year(s) facilities were constructed:

N/A

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

N/A

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	2024
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8. Value of building and land

At Cost:	\$	\$	\$	\$
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At Fair Market Value:	\$	\$	\$	\$
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9. Amount of debt at year end:

\$0	\$0	\$0	\$0
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10. Interest rate on debt: - - - -

11. Years remaining on debt: - - - -

12. Annual operating cost: \$96,717 \$14,500 \$ \$

13. Amount of annual payments, as applicable:

Total mortgage payments: - - - -

Total lease payments: 116,623 \$125,000 \$130,000 \$130,000

Length of lease: -18 mos 24 mos 24 mos 24 mos

Total rent payments: - - - -

14. Number of agency staff at headquarters: 33 28 24 22

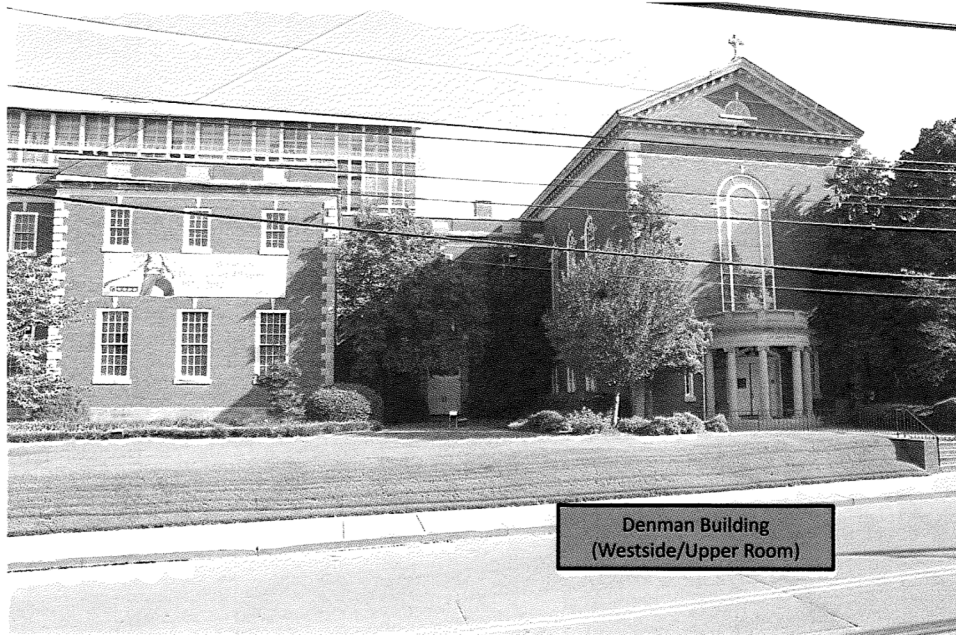
15. Number of agency staff at remote locations: 10 15 13.5 14

16. Square footage available to Agency: 8,400 8,400 8,400 8,400

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

N/A

18. Recent photograph of your headquarters building(s).



**Denman Building
(Westside/Upper Room)**

General Board of Discipleship Ministries

1. Headquarters building location:
Denman Building, 1908 Grand Avenue, Nashville, TN 37212

2. Occupant(s) of building:
General Board of Discipleship (d/b/a Discipleship Ministries)
The Upper Room, The Upper Room Chapel
General Board of Higher Education and Ministry – leasing office space
Africa University Development Office – leasing office space
United Methodist Fellowship of Church Musicians – leasing office space
General Council on Finance and Administration – leasing office space
Office of the General Conference – leasing office space
Tennessee Western Kentucky Conference – leasing office space
Tennessee Western Kentucky Conference Foundation – leasing office space
Operation Andrew Group – leasing office space

3. Owner(s) of building:
The Upper Room, Inc.

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?
General Board of Higher Education and Ministry – leasing office space
Africa University Development Office – leasing office and storage space
United Methodist Fellowship of Church Musicians – leasing office space
General Council on Finance and Administration – leasing office and storage space
Office of the General Conference – leasing office space
United Methodist Publishing House – leasing storage space
Tennessee Western Kentucky Conference – leasing office space
Tennessee Western Kentucky Conference Foundation – leasing office space
Operation Andrew Group – leasing office space

5. Year and cost of last remodeling:
2023 - \$300,000. Tenants have done remodeling in leased space during 2024.

6. Year(s) facilities were constructed:
1952, with the west wing added in 1965

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
Yes, total insured value is \$46,737,092. This includes coverage for building and contents

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	2024
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8. Value of building and land

At Cost:	\$7,300,000	\$7,300,000	\$7,300,000	\$7,300,000
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At Fair Market Value:	\$30,164,800	\$30,164,800	\$30,164,800	\$30,164,800
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9. Amount of debt at year end:

\$0	\$0	\$0	\$0
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10. Interest rate on debt:

-	-	-	-
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11. Years remaining on debt:

-	-	-	-
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12. Annual operating cost:

\$830,619	\$736,966	\$750,000	\$856,200
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13. Amount of annual payments, as applicable:

Total mortgage payments:	-	-	-	-
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Total lease payments:	-	-	-	-
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Length of lease:	-	-	-	-
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Total rent payments:	-	-	-	-
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14. Number of agency staff at headquarters:

5	5	5	5
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15. Number of agency staff at remote locations:

95	100	104	108
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16. Square footage available to Agency:

91,900	91,900	91,900	91,900
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17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

N/A

18. Recent photograph of your headquarters building(s).



Denman Building
(Westside/Upper Room)

General Commission on Archives and History

1. Headquarters building location:
Drew University Campus, 36 Madison Ave, Madison, NJ 07940

2. Occupant(s) of building:
**The General Commission on Archives and History, UMC
Methodist and Special Collections, Drew University**

3. Owner(s) of building:
Drew University

4. Do you lease or rent space to other organization in your headquarters building? If so, to whom?
Yes, Greater New Jersey Annual Conference Commission on Archives and History for their Archives Collection. \$3,000/year for 263 sq. ft.

5. Year and cost of last remodeling:
None

6. Year(s) facilities were constructed:
1982

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
Building structure and insurance: Drew University insures all its facilities and collections under a blanket insurance policy as follows:

<u>Building & Content Value</u>	<u>Cost/\$100</u>	<u>Total Cost</u>	<u>GCAH (67%)</u>	<u>Drew (33%)</u>
\$6,479,791	\$.05	\$3,240	\$2,171	\$1,069

** As a result of provisions contained in Drew University's insurance policies, however, insurance coverage for books, records, writings, and other materials stored by or contained in the General Commission's collection is limited to \$500 per damaged or destroyed item, or \$5000 in total, unless the General Commission submits to Drew in sufficient time for timely submittal to its insurance carrier an inventory of such items identifying each item and its assessed or otherwise evaluated cost. The value of that inventory must be provided by an independent licensed appraiser. In addition, GCAH is covered under its own commercial package policy with a business personal property limit of \$39,500. Business Personal Property includes GCAH property located in or on the building.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	2024
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8. Value of building and land

At Cost:	\$	\$	\$	\$
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At Fair Market Value:	\$	\$	\$	\$
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9. Amount of debt at year end:

\$	\$	\$	\$
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10. Interest rate on debt: - - - -

11. Years remaining on debt: - - - -

12. Annual operating cost: \$ \$ \$ \$

13. Amount of annual payments, as applicable:

Total mortgage payments: - - - -

Total lease payments: - - - -

Length of lease: - - - -

Building Maintenance: \$187,000 \$193,000 \$199,180 \$146,386

Library Services: \$55,206 \$56,862 \$58,568 \$60,325

14. Number of agency staff at headquarters: 4 4 5 5

15. Number of agency staff at remote locations: 1 1 0 0

16. Square footage available to Agency: 16,016 16,016 16,016 16,016

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

18. Recent photograph of your headquarters building(s):

August 27, 2024



General Commission on Religion and Race

1. Headquarters building location:
100 Maryland Ave NE, Washington, DC 20002

2. Occupant(s) of building:
GCORR GBCS
Council of Bishops
Women's Division
JustPeace
Other Non-UMC agencies

3. Owner(s) of building:
United Methodist Church – GBCS
Managed by Stout & Teague

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom? No

5. Year and cost of last remodeling:
N/A – See GBCS's Report

6. Year(s) facilities were constructed:
N/A – See GBCS's Report

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building. Yes, GCORR insures business personal property for \$500,000.
See GBCS's report for building coverage.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

	2021	2022	2023	Unaudited 2024
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8. Value of building and land:

At Cost:	\$	\$	\$	\$
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At Fair Market Value:	\$	\$	\$	\$
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9. Amount of debt at year end:	\$	\$	\$	\$
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10. Interest rate on debt: - - - -

11. Years remaining on debt: - - - -

12. Annual operating cost: \$ \$ \$ \$

13. Amount of annual payments,
as applicable:

Total mortgage payments: **\$2,812.16 /mo \$2,812.16 /mo \$2,812.16 /mo \$2,812.16/mo**

Total lease payments:

Length of lease **11 mos 11 mos 11 mos 11 mos**

Total rent payments: - - - -

14. Number of agency staff
at headquarters: **8 6 7 6**

15. Number of agency staff
at remote locations: **3 3 3 1**

16. Square footage available to
Agency: **688 688 688 688**

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation N/A

18. Recent photograph of your headquarters building(s).



General Commission on the Status and Role of Women

1. Headquarters building location:

No HQ, fully remote

We use the Northern Illinois Annual Conference address for our mailing address only.
(303 E Wacker Dr., Suite 2020, Chicago, IL 60601)

2. Occupant(s) of building:

No HQ, fully remote

3. Owner(s) of building:

No HQ, fully remote

4. Do you lease or rent space to other organization in your headquarters building? If so, to whom?

N/A

5. Year and cost of last remodeling:

N/ A

6. Year(s) facilities were constructed:

N/A

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

N/A

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	Unaudited 2024
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8. Value of building and land

At Cost:	\$	\$	\$	\$
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At Fair Market Value:	\$	\$	\$	\$
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9. Amount of debt at year end:

\$	\$	\$	\$
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10. Interest rate on debt:	-	-	-	-
11. Years remaining on debt:	-	-	-	-
12. Annual operating cost:	\$ 0	\$ 0	\$ 0	\$0

13. Amount of annual payments, as applicable:

Total mortgage payments:	-	-	-	-
Total lease payments:	-	-	-	-
Length of lease:	-	-	-	-
Total rent payments:	-	-	-	-

14. Number of agency staff at headquarters:	0	0	0	0
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15. Number of agency staff at remote locations: (Employee Homes)	3	3	5	5
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16. Square footage available to Agency:

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

N/A

18. Please provide a recent photograph of your headquarters building(s). N/A

General Commission on United Methodist Men

1. Headquarters building location:
810 12th Ave S, Nashville, TN 37203

2. Occupant(s) of building:
GCUMM – UM Communications - UM Publishing

3. Owner(s) of building:
UM Communications

4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?

5. Year and cost of last remodeling:

6. Year(s) facilities were constructed:

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

	2021	2022	2023	Unaudited 2024
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8. Value of building and land

At Cost:				
At Fair Market Value:	2,400,000	\$2,400,000		

9.	Amount of debt at year end:	\$ 0	\$0	\$0	\$0
10.	Interest rate on debt:	-	-	-	-
11.	Years remaining on debt:	-	-	-	-
12.	Annual operating cost:				
13.	Amount of annual payments, as applicable:				
	Total mortgage payments:	-	-	-	-
	Total lease payments:	-	-	-	-
	Length of lease:	-	-	-	-
	Total rent payments:	-	-	-	-
14.	Number of agency staff at headquarters:	7	6	4	4
15.	Number of agency staff at remote locations:	1	1	2	2
16.	Square footage available to Agency:	5,348	5,348		7,000
17.	If your lease has any options or codicils outside of the normal lease, kindly attach an explanation.				

18. Recent photograph of your headquarters building(s)



General Council on Finance & Administration

1. Headquarters building location:
1908 Grand Ave, Nashville, TN 37212
(Renting office space at the Denman Building)
2. Occupant(s) of building:
Denman Building: See GBOD's report.
3. Owner(s) of building:
Denman Building: The Upper Room, Inc.
4. Do you lease or rent space to other organizations in your headquarters building? If so, to whom?
Denman Building: Yes, we sub-lease 439 sq. ft. of our leased space to United Methodist Church Foundation.
5. Year and cost of last remodeling:
Denman Building: See GBOD's report.
6. Year(s) facilities were constructed:
Denman Building: 1952, with the west wing added in 1965
7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
Denman Building: The building is insured by GBOD. GCFA insures business property for \$1,262,138.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	Unaudited 2024
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8. Value of building and land

At Cost:		\$0		\$0
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At Fair Market Value:	\$	\$	\$	\$
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9. Amount of debt at year end:

\$0	\$0	\$0	\$0
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10.	Interest rate on debt:	-	-	-	-
11.	Years remaining on debt:	-	-	-	-
12.	Annual operating cost:				
13.	Amount of annual payments, as applicable:				
	Total mortgage payments:	-	-	-	-
	Total lease payments:	-	\$107,697	\$117,205	\$122,413
	Length of lease:	-	12 months	24 months	12 mo remain
	Total rent payments:	-	-	-	-
14.	Number of agency staff at headquarters:	0	5	5	5
15.	Number of agency staff at remote locations:	58	52	53	54
16.	Square footage available to Agency:	0	0	6,899	6,899

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation N/A

18. Please provide a recent photograph of your headquarters building(s). See GBOD

Wespath Benefits | Investments

1. Headquarters building location:
1901 Chestnut Avenue, Glenview, IL 60025
1967 Chestnut Avenue, Glenview, IL 60025

2. Occupant(s) of building:
Wespath Benefits | Investments (see #4)

3. Owner(s) of building:
Wespath Benefits | Investments

4. Do you lease or rent space to other organization in your headquarters building? If so, to whom?
 Yes, to WISCONSIN CONFERENCE BOARD OF TRUSTEES OF THE UNITED METHODIST CHURCH, INC. and NORTHERN ILLINOIS CONFERENCE BOARD OF TRUSTEES OF THE UNITED METHODIST CHURCH (jointly and together, the "Tenant")

5. Year and cost of last remodeling:
2024 \$1,389,832 for remodeling of east wing of 1st floor

6. Year(s) facilities were constructed:
2010

7. Is the property adequately insured? Please include the insurable value of the headquarters building or the amount of current property insurance coverage for the building.
Yes, Policy Limit \$32,660,000.00 with additional coverage for Flood \$1,000,000.00 and Earthquake \$5,000,000.00.

NOTE: If your agency does not have exclusive or shared ownership of the building(s), you may skip questions 8 through 12.

2021	2022	2023	Unaudited 2024
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8. Value of building and land

At Cost:	\$39,622,532	\$38,838,686	\$37,591,482	\$36,977,193
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At Fair Market Value*:	\$42,383,726	\$42,383,726	\$42,383,726	\$42,383,726
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** We are unsure of the current market value. Amount shown is from 2014. We have not had the*

need to incur the cost of an appraisal.

9.	Amount of debt at year end:	\$22,083,332	\$21,305,716	\$20,496,418	\$19,654,149
10.	Interest rate on debt:	4%	4%	4%	4%
11.	Years remaining on debt:	19	18	17	16
12.	Annual operating cost:	\$2,259,124	\$2,294,350	\$2,515,007	\$2,577,700

Prior years have been amended to remove technology and related maintenance costs per a re-review of costs being included.

13. Amount of annual payments, as applicable:

Total mortgage payments:	\$1,646,796	\$1,646,796	\$1,646,796	\$1,646,796	
Total lease payments:	-	-	-	-	
Length of lease:	-	-	-	-	
Total rent payments:	-	-	-	-	
14.	Number of agency staff at headquarters:	251	273	280	283
15.	Number of agency staff at remote locations:	10	11	16	16
16.	Square footage available to Agency:	108,865	108,865	108,865	108,865

17. If your lease has any options or codicils outside of the normal lease, kindly attach an explanation

18. Recent photograph of your headquarters building(s).



2024 Property Summary

<u>Location</u>	<u>City</u>	<u>State</u>	<u>Occupants</u>	<u>Owner</u>
100-110 Maryland Ave NE *	Washington	DC	GCORR, COB GBCS	GBCS GBCS
458 Ponce deLeon Ave NE	Atlanta	GA	GBGM	GBGM
1908 Grand Ave	Nashville	TN	GBDM, GBHEM GCFA, GC	The Upper Room / Discipleship Ministries
36 Madison Ave	Madison	NJ	GCAH	Drew University
810 12th Ave South	Nashville	TN	GCUMM, UMCOM	UM Communications
1901 Chestnut Ave	Glenview	IL	Wespath	Wespath
1967 Chestnut Ave	Glenview	IL	Vacant Land	Wespath

*This is one building with 2 addresses located on a city block