

Koinonia Church

7102 FM 1488 Purchase, Construction & Financing Church Presentation Talking Points

August 8, 2025

Location

1. The general location of the property is excellent. It's a half mile from the intersection of FM 1488 and FM 2978.
2. Located on a hard corner.
3. Existing water service. Sanitary sewer line is adjacent to property line and confirmed tap fee with utility provider.
4. Property value appreciation should outpace the average for the area due to its location.

Challenges

1. Less than an acre in size, encumbered by a cell tower and billboard.
2. Limited parking onsite. Possible overflow parking subject to working an agreement with neighbors.
3. Significant interior alterations needed to make the space workable for us (kitchen, dining, bathrooms, classrooms).

Goals

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2. Find a balance between volunteer help and contracted work to limit delays but also save money where we can.
3. Limit architectural and engineering fees to reduce cost and limit design delays.
4. Get renovations completed within 100 day timeframe.
5. Consider fundraising options to raise as much as \$250,000 to reduce note to breakeven.

Financing

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2. The loan amount we can afford is a function of what monthly payment we can afford.
3. The scenario includes rolling in the existing land loan balance, so the land payment goes away. So our effective monthly payment break-even is around \$9,000.

Summary

1. This opportunity is very exciting in terms of location, cost and timing.
2. Pray that the inspection goes well and that any significant issues can be resolved within the budget.
3. Pray for favorable financing terms.

Koinonia Church

7102 FM 1488 Purchase, Construction & Financing Church Presentation Talking Points

August 8, 2025

Location

1. The general location of the property is excellent. It's a half mile from the intersection of FM 1488 and FM 2978.
2. Located on a hard corner.
3. Existing water service. Sanitary sewer line is adjacent to property line and confirmed tap fee with utility provider.
4. Property value appreciation should outpace the average for the area due to its location.

Challenges

1. Less than an acre in size, encumbered by a cell tower and billboard.
2. Limited parking onsite. Possible overflow parking subject to working an agreement with neighbors.
3. Significant interior alterations needed to make the space workable for us (kitchen, dining, bathrooms, classrooms).

Goals

1. Expedite renovation to reduce time in a school or other temp facility.
2. Find a balance between volunteer help and contracted work to limit delays but also save money where we can.
3. Limit architectural and engineering fees to reduce cost and limit design delays.
4. Get renovations completed within 100 day timeframe.
5. Consider fundraising options to raise as much as \$250,000 to reduce note to breakeven.

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