



Crowded Church













Decision Timeline

- ***July 13***: Informational Meeting



Decision Timeline

- ***July 13***: Informational Meeting
- ***July 20, 27, August 3, 10***: Elder-Led Q/A's and Prayer (during worship services, in East Hall)



Decision Timeline

- ***July 13***: Informational Meeting
- ***July 20, 27, August 3, 10***: Elder-Led Q/A's and Prayer (during worship services, in East Hall)
- ***August 17 @10am***: GBC Worships @ Kingsway



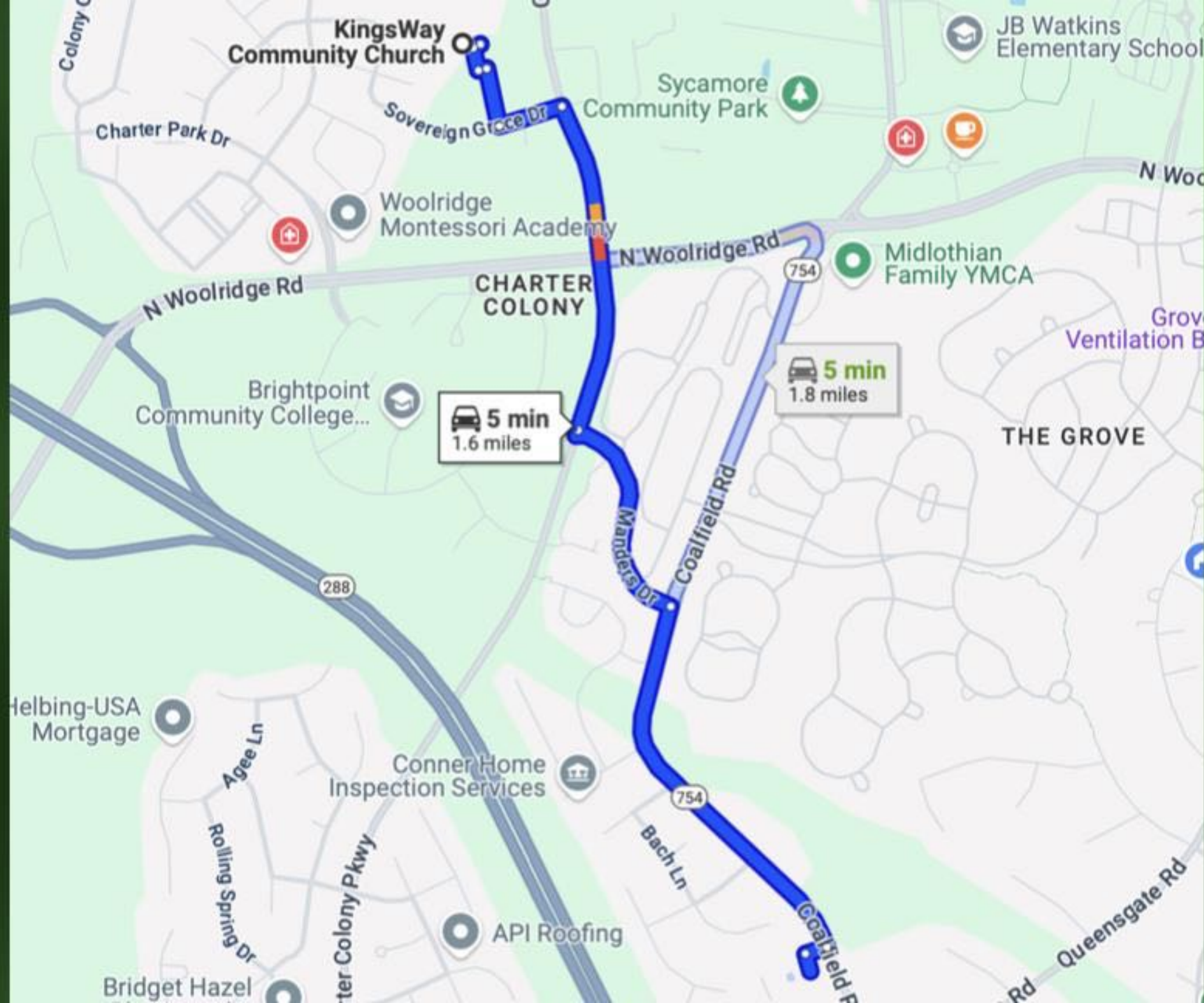
Decision Timeline

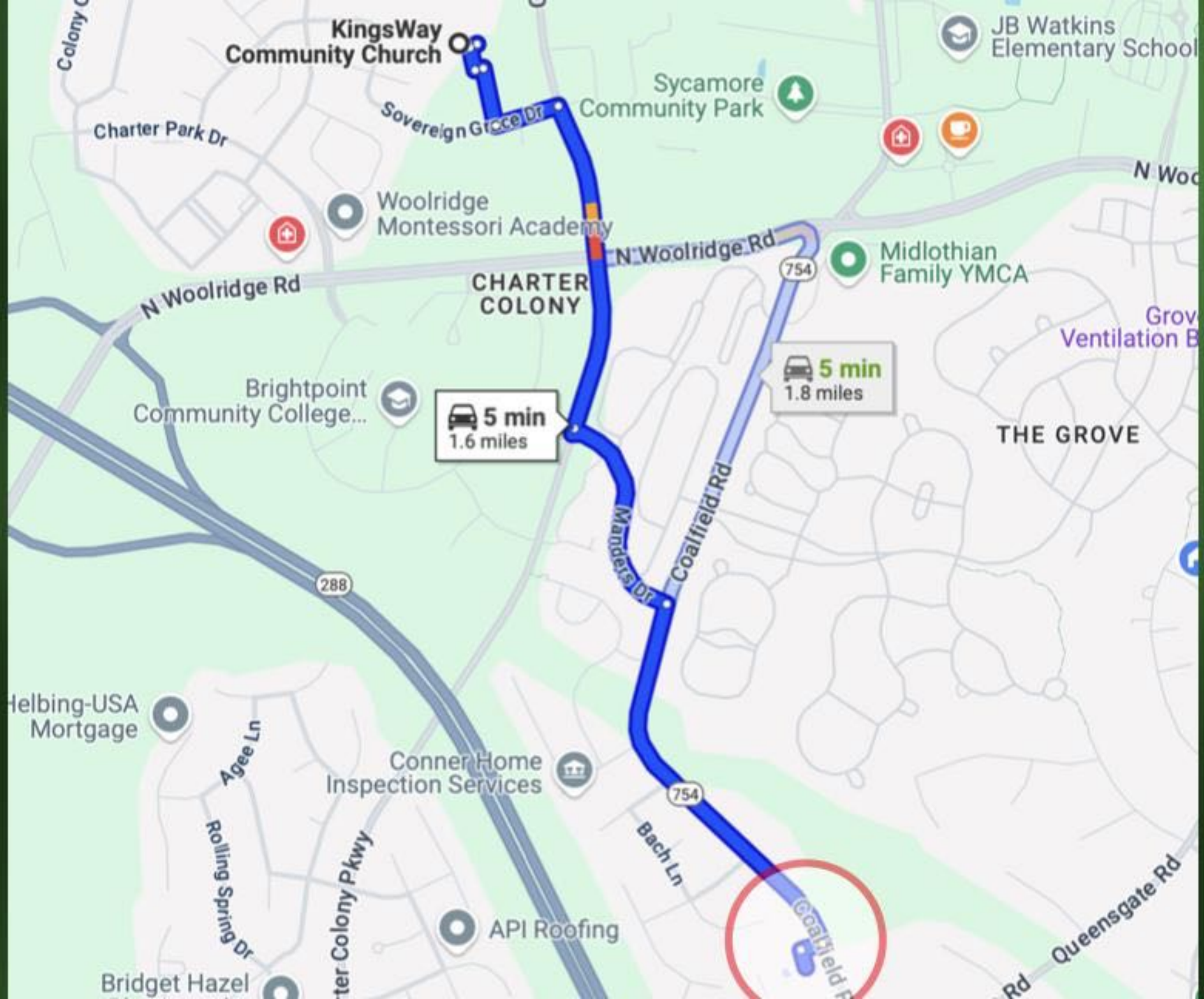
- ***July 13***: Informational Meeting
- ***July 20, 27, August 3, 10***: Elder-Led Q/A's and Prayer (during worship services, in East Hall)
- ***August 17 @10am***: GBC Worships @ Kingsway
- ***August 24***: Survey Response "Deadline"

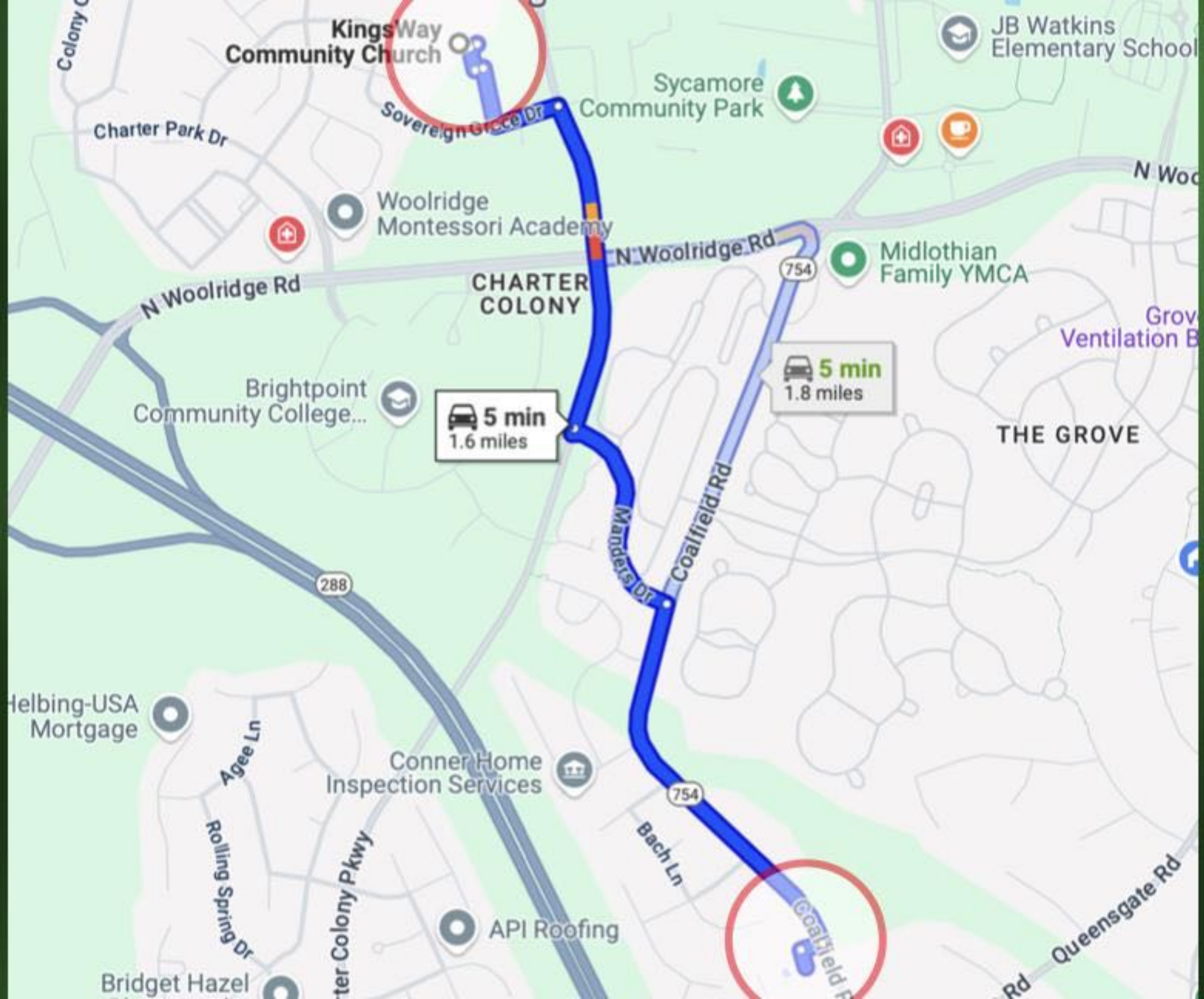


Decision Timeline

- ***July 13:*** Informational Meeting
- ***July 20, 27, August 3, 10:*** Elder-Led Q/A's and Prayer (during worship services, in East Hall)
- ***August 17 @10am:*** GBC Worships @ Kingsway
- ***August 24:*** Survey Response "Deadline"
- ***Early September:*** Decision time!









Kingsway



Grace Bible



Chesterfield
Christian Academy

KingsWay
Community Church

Charter Colony Pkwy

Charter



KingsWay
Community Church

Grace Dr
Communi



Google













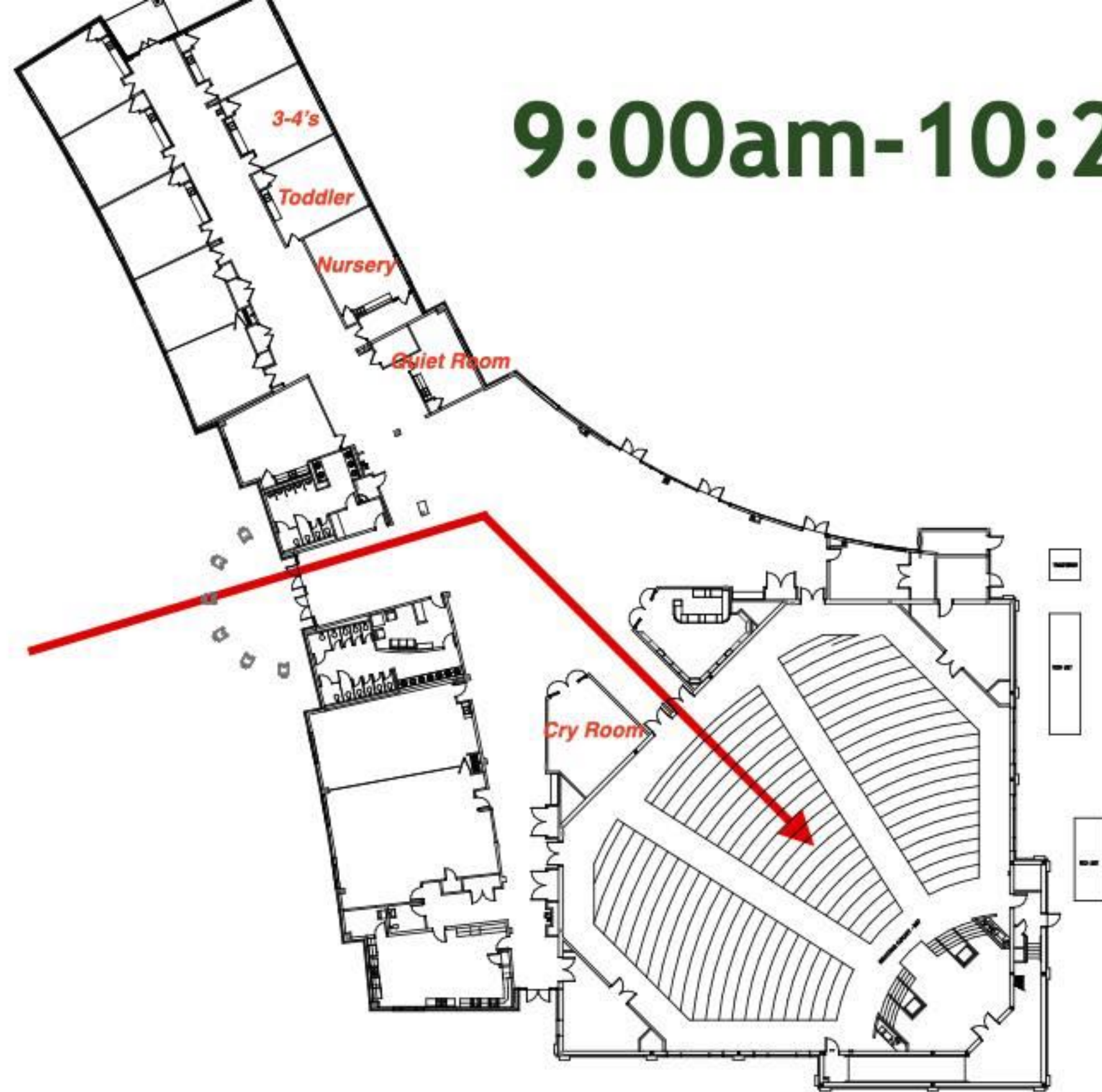
Schedule for Potential Single Service

9am – 10:20am: Corporate Worship

10:20am – 10:45am: Foyer Fellowship

10:45am – 12pm: Bible Study Hour

9:00am-10:20am





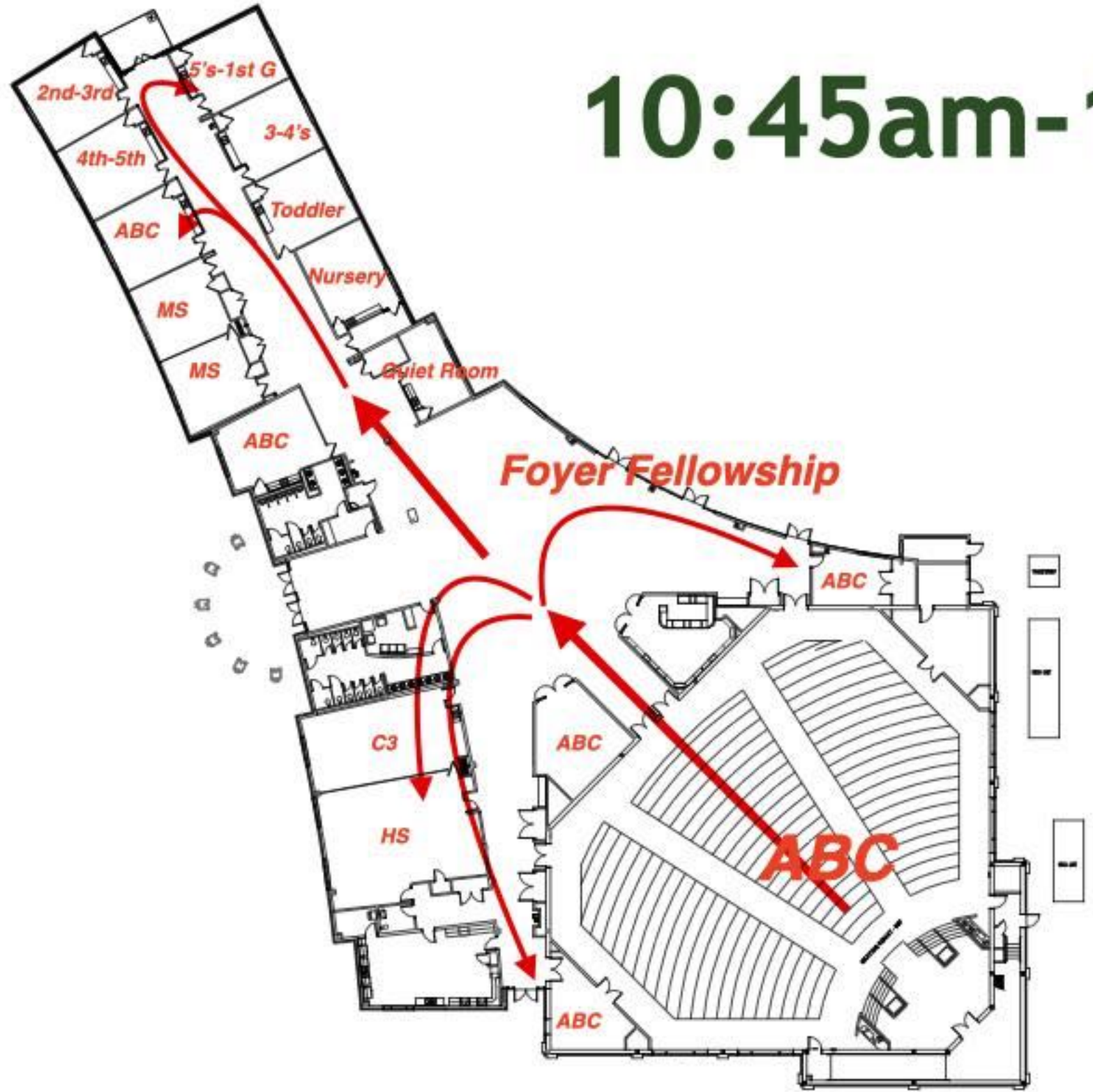
Schedule for Potential Single Service

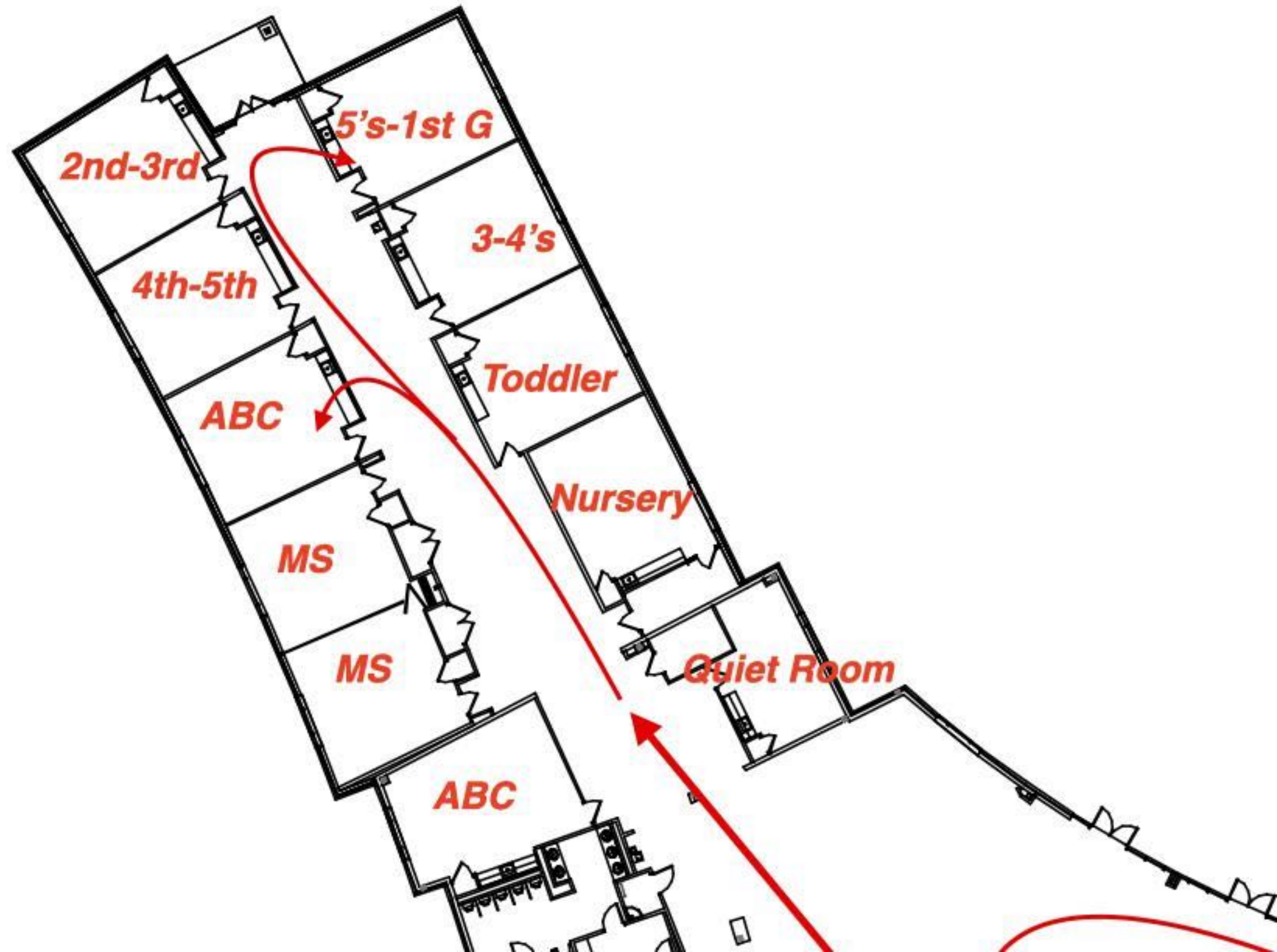
9am – 10:20am: Corporate Worship

10:20am – 10:45am: Foyer Fellowship

10:45am – 12pm: Bible Study Hour

10:45am-12pm



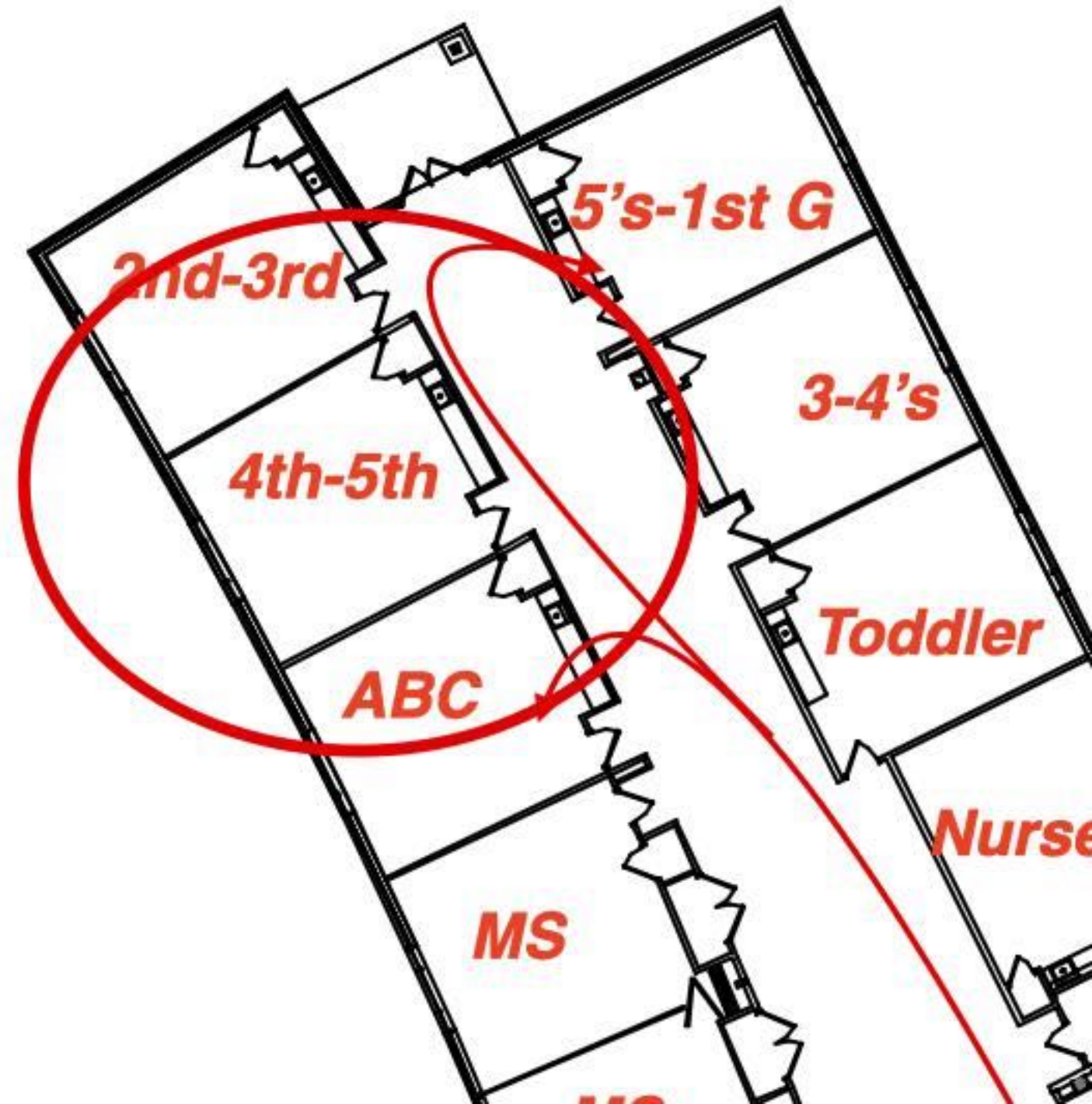


East Wing 3:

- 16' x 18'
- 288 sq. ft.

4th-5th Grade Room:

- 20' x 24'
- 480 sq. ft.





Financials

GBC Current Mortgage



- Balance (as of 6/4/25): \$1,217,715
- Projected Balance (7/13/25): \$1,197,089
- Rate:
6%
- Balloon Date:
Feb 2033
- Required Monthly Payment: \$13,413.28
- Actual Monthly Payment: \$16,413.28



Potential Range of Financing Needs (Estimated)

\$4,100,000 to \$5,300,000

Realizing the full value of our building as part of a swap



- 2025 GBC County Assessment: \$3,343,400
 - Mortgage Amount (Projected) \$1,197,089
 - Approximate Equity in Building: \$2,146,311
-
- Pay Off Current Mortgage
 - Roll Over Current Mortgage to New Financing
 - Combination



Potential Mortgage Terms

Potential Terms:

5-10 years, w/20 year
amortization



- **\$4.1MM financed @7.0%, 20 years= \$31,787/mo**
- **\$5.3MM financed @7.0%, 20 years = \$41,091/mo**



Budget Implications - Mortgage Only

Our Current Yearly Mortgage Service: ~\$197,000

Mortgage Service \$4.1MM @7.0% ~ \$381,444 (1.94x)

Mortgage Service \$5.3MM @7.0% ~ \$493,092 (2.50x)



Budget Implications - Overall (Estimated)

- 13-21% Increase

While mortgage costs might double, this is not the same as “doubling the budget.”



We've Only Talked About Mortgages.....

Other ways?

- Raising Cash Up Front**

Feedback So Far





IF a swap seems best



Swap Alternatives?



Alternatives to the KW SWAP

Why can't we just...

Why can't we just...



Do nothing?

- Don't hide your talents in the ground: "For to everyone who has will more be given and He will have an abundance. But from the one who has not, even what he has will be taken away." Matthew 25:29
- Jesus said, "If you love me, feed my sheep." Jn.21:15-17
- Our purpose: "that the word of God may speed ahead and be honored" 2 Thess. 3:1
- Seek first the kingdom of God. Mathew 6:33

Faith and Sacrifice



Five key times in GBC's history, the people of God have stepped out in faith with vision:

- From the Day Care Center to Alverser lease
- From Alverser ground floor to second floor
- From Alverser to Rockwood Office Park lease
- From Rockwood to Phase I at Coalfield Road
- Into Phase 2 at Coalfield Road



How would the Lord have us
advance the ministry of the
gospel through GBC for the
next generation?

Why can't we just...

Buy another church building?

- Aren't there alternatives to the Kingsway building?

Yes, sometimes.

Here's a recent example...



7740 Cherokee Road



- Baptist church building- reported to be under contract



- 31,800 square feet, church and parsonage
- 350 seat traditional auditorium/sanctuary
- Youth wing and Fellowship Hall
- 24 classrooms and commercial kitchen
- 3.34 acres

Price: \$3,950,000

7740 Cherokee Road



- Why or Why not pursue an option like this?



- **LOCATION**
- **AGE AND CONDITION**
- **STYLE AND DESIGN**
- **A BUYER FOR OUR FACILITY-
TIMING**

Why can't we just...



Buy a cheap industrial property?


- Couldn't we fit-up an inexpensive existing building?

- LOCATION: Industrial Park. Curb Appeal. Greenspace.
- ZONING
- PARKING
- FIT-UP COSTS: Do you want windows? Natural light?

Why can't we just...

Lease a vacant retail space?

- Seems like there is a lot of space available, isn't there?




1 of 4

Details Spaces Available Contacts Location POI

Former Grocery Anchor

1220 Sycamore Square, Midlothian, VA 23113

Contact Listing Broker

 Robert Butcher
S.L. Nusbaum Realty

1 Main information 2 Extra information

First Name* Last Name*

Email*

Phone*

Capacity Range*

Company

This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.

CommercialCafe is a marketing lead generator. By continuing, you agree to the CommercialCafe [Terms Of Service](#) and [Privacy Policy](#).

Why can't we just...



Lease a vacant retail space?

- Seems like there is a lot of space available, isn't there?
- **LOCATION:** Where is the good space? Where is the cheap space?
- **DEVELOPER PREFERENCES:** Not to rent to a church. And not to sell the building.
- **LEASE COSTS:** For a 25,000SF space at \$15/sf= \$375,000/year lease payment. \$31K/month
- **FIT-UP COSTS FOR A BIG BOX**
- **PARKING**
- **GREENSPACE**



Why can't we just...

Purchase property and build?

-Can we start over with a new, larger facility?

- **LOCATION: Cost per acre in the Midlothian Area**
- **SITE DEVELOPMENT AND BUILDING CONSTRUCTION COSTS**
- **TIMELINES: Chesterfield County!**
- **TIME AND ENERGY**



Why can't we just... Plant another church?

-Can we send out a team to help open up space?

- **WHO IS GOING TO GO? COMMITMENT.**
- **OUR CHURCH PLANTING VISION**
- **WOULD IT SOLVE OUR SPACE PROBLEM?**
- **CHURCH LEADERSHIP CUED UP AND READY**
- **LOCATION.**



How do we at GBC most fruitfully make disciples for Jesus Christ now and in the future?



Word on Unity





Corporate Prayer