



CROSSBRIDGE

CHURCH

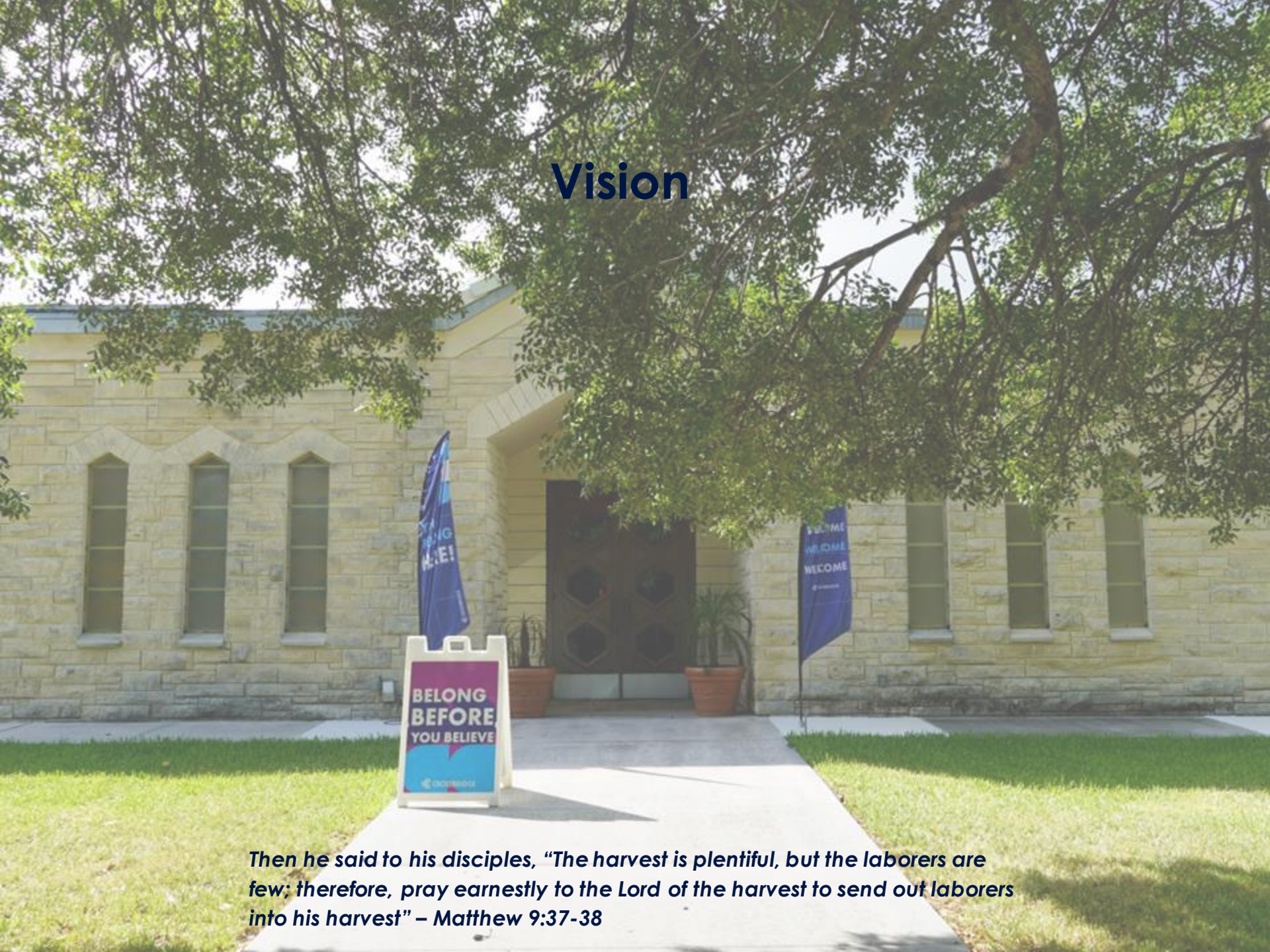
New Horizons – 2023



Executive Summary

- » **Belong before you believe**, this is the Brickell mantra. Our mission is to connect life to the way of Jesus. We have been blessed to have a home in an incredibly strategic location - Brickell, one of the most unchurched, lost areas in our city. We want to present a place for people to **journey through life's questions, doubts, and hesitations as it relates to faith**.
- » Additionally, we view this as a unique opportunity to evangelize. By God's grace, we have seen dozens of people go from atheist or agnostic to follower of Jesus over the years. There are **~45,000 people that call Brickell home**, and there are over **1 million people that live within a 10-mile radius**. In Brickell, there are **only 4 churches** in the entirety of Brickell, and **Crossbridge happens to be the only gospel-centered church**. On a weekly basis, there are **only ~roughly 500 people that attend** those 4 churches, presenting our church with an outstanding opportunity, reach a completely lost community, **less than 1% of our population** attends church on a weekly basis, imagine if that number doubled?
- » Our history as a church has been filled with trials and tribulations, from the ambiguity of a **month-to-month lease** with a church that had been non-committal as a partner, to the **lack of space for our kid's ministry**, to numerous **storms and mechanical issues** that have made weekly service a challenge, God has blessed Crossbridge, and as he has promised, has always provided.
- » But these challenges have not come without victories from our Savior, since 2016, we've had **970 people become member's** at Crossbridge Brickell, we've **grown by 33% every year**, we **average 4 new guests** every Sunday, we have installed **40 deacons and 2 elders**, we've had **over 100 leaders of volunteer teams** and small groups, our children's ministry has grown from **1 child to 16** and counting, we've had **9 giving monthly givers grow to 54** monthly givers, and by God's grace, the church has ended in a **surplus financially every single year**.
- » We view "New Horizons" as a catalyst to the future - the permanence we get from a new **10-year lease** at an incredible rate; additional time in the space which includes more time on Sunday, as well as Tuesday evenings; **a true space for our Children's ministry**; as well as a remodeled safe sanctuary and lobby; our hope is that this will allow for us to focus more fully on reaching our community and city in a meaningful way.

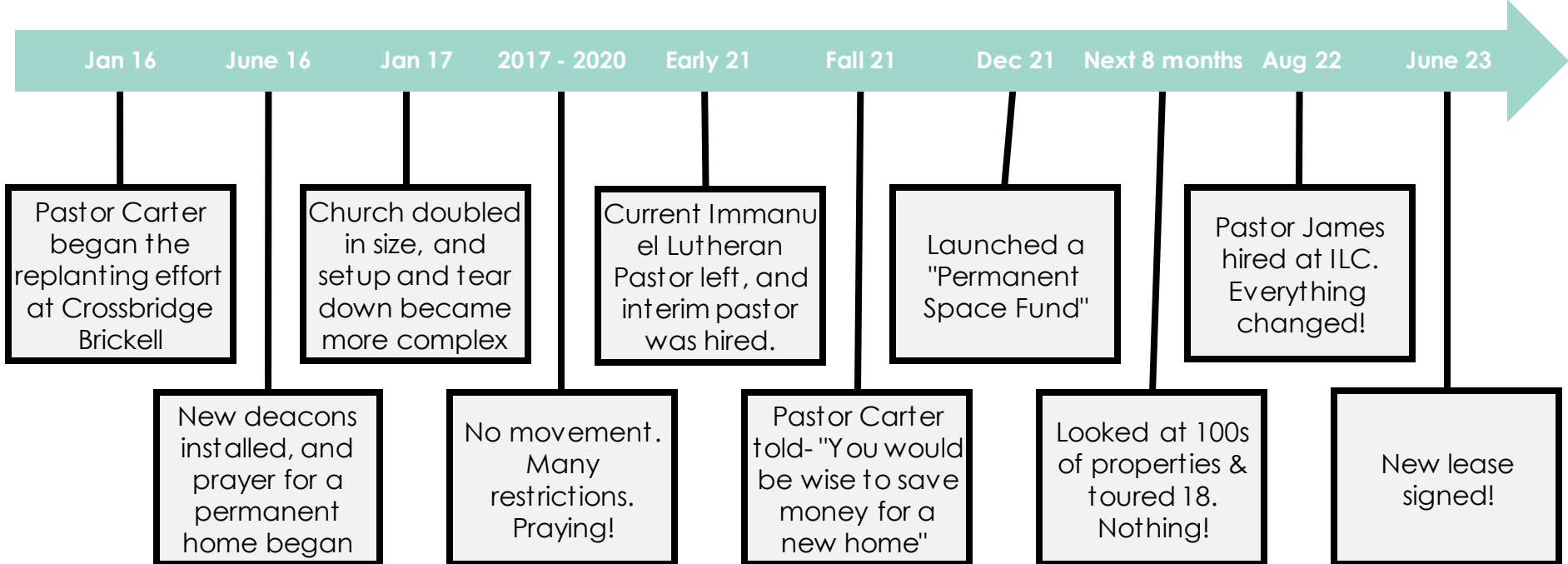
Vision



Then he said to his disciples, “The harvest is plentiful, but the laborers are few; therefore, pray earnestly to the Lord of the harvest to send out laborers into his harvest” – Matthew 9:37-38



History of Finding a Permanent Home





The Harvest is Plentiful...



~45k

Total Residents in
Brickell

~1M

Residents within a
10-mile radius

500

Weekly church
attendees in Brickell
Churches

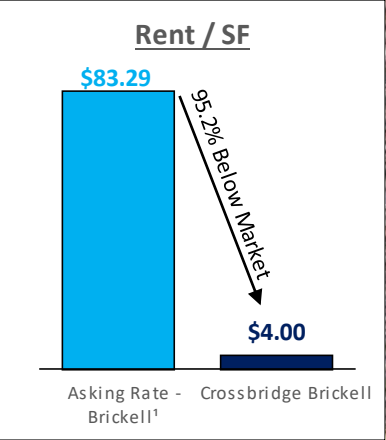
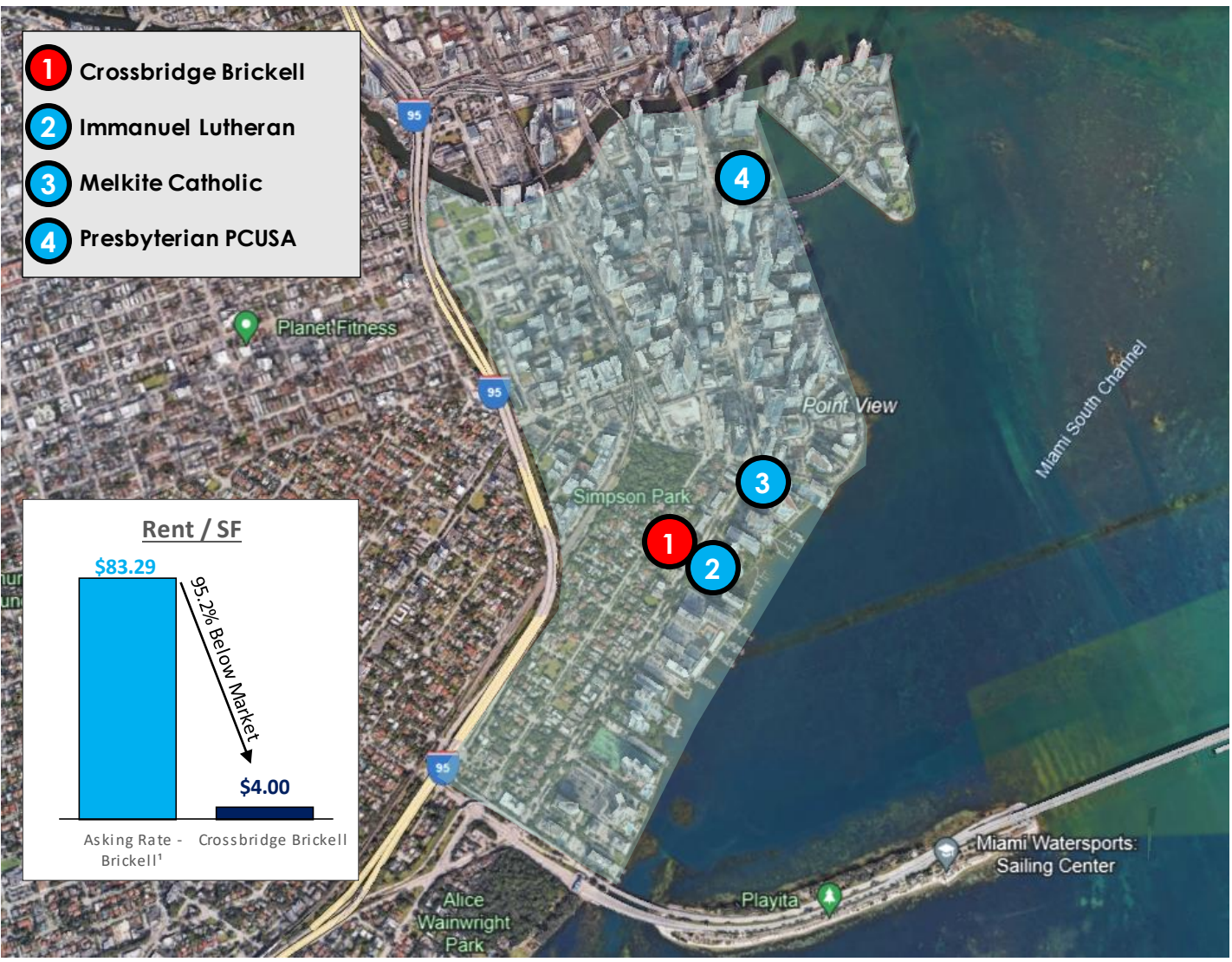
<1%

Of residents attend
church on a weekly
basis



...but the Laborers Few

- 1 Crossbridge Brickell
- 2 Immanuel Lutheran
- 3 Melkite Catholic
- 4 Presbyterian PCUSA



4

Total Churches

1

Gospel-Centered Church (Crossbridge)

0

Office Properties in Brickell Willing to Lease to a Church

18

Office Properties Approached about a permanent lease

¹ Note rate represents weighted average asking rate FS PSF per Blanca CRE Research.

The image shows the interior of a church. In the foreground, there are several rows of dark wooden pews. The walls are light-colored and feature several tall, narrow stained glass windows. Each window has a repeating geometric pattern of yellow diamonds and blue triangles. A single pendant light hangs from the ceiling in the upper center. The overall atmosphere is quiet and contemplative.

Financial Information

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New Horizons – Lease

After many years of ambiguity, fearing the possible sale of the property, lack of children's space, and a constant state of non-permeance, Crossbridge has been blessed with a long-term, below-market lease, with increased opportunities that will allow for us to continue to grow.

Rental Rate	<ul style="list-style-type: none">• \$36,000 / year gross (no expense reimbursements) / \$4.00 / SF• Note that this is far below Brickell market (weighted average asking rate in Brickell was \$83.29 in Q2 2023)
Rent Escalator	<ul style="list-style-type: none">• 3% escalations starting in year 3• Note that given the growth in Brickell / Miami, year on year growth in rent was 26.7% in Q2 2023
Term	<ul style="list-style-type: none">• 5-year term• 5-year renewal• Renewal option to extend 5 additional years at 3% annual escalator
Property Use	<ul style="list-style-type: none">• Previously, Crossbridge was restricted in use of the property from 3-8PM on Sundays• Now, Crossbridge will have the property on Sundays from 2:30-12:00AM, and Tuesday evenings from 5:00-11:00PM and Fridays and Saturdays upon request.
Children's Ministry	<ul style="list-style-type: none">• Previously, Crossbridge had no use of the children's classroom• Now, Crossbridge has use of the children's classroom on Tuesdays and Sundays
Property Rehab	<ul style="list-style-type: none">• As part of the agreement, Crossbridge has agreed to bless Immanuel Lutheran with impact windows / doors; a rehab lobby, kitchen, and bathrooms; and improvement of the sanctuary's infrastructure

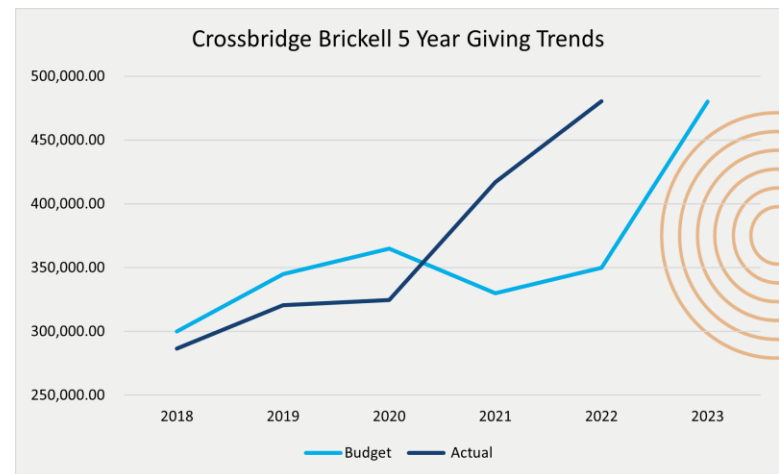


Crossbridge Brickell 2023 Budget

Revenue - Tithes & Offerings		480,000.00
Personnel Expenses	Pastor Carter, Pastor Johnny, Daphne, Kids Director and Assistant Worship Director	280,600.00
Facility Maintenance and Rental	Church maintenance, Pipeline, storage, etc.	58,400.00
Ministry and Care	Care, Serve, Kids Ministry, Community	36,450.00
Worship	Sunday Worship, Musicians, supplies, tech	34,500.00
Family of Churches	Family of Churches and Central Support for finance team, media team	69,730.00
Total Expenses		479,680.00
Budgeted Net Revenue		320.00

Crossbridge Brickell 5 Year Giving Trends

Year	Budget	Actual	Variance
2018	300,000.00	286,556.39	96%
2019	345,000.00	320,666.91	93%
2020	365,000.00	324,525.67	89%
2021	330,000.00	417,030.71	126%
2022	350,000.00	480,306.13	137%
2023	480,000.00		





New Horizons - Budget

1	Hurricane Impact Windows & Doors:	
	Material	\$35,000
	Labor	\$10,000
	Professional Services	\$1,225
	Other	\$1,775
	Total	\$48,000
2	Sanctuary Renovation:	
	Electric & Sound	\$59,332
	Pew Renovation	\$10,000
	Labor	\$15,000
	Other	\$15,668
	Total Sanctuary Renovation	\$100,000
3	Lobby Renovation:	
	General Contractor Hard Costs, Labor, & Profit / Overhead	\$100,880
	Materials - Countertops, Toilets, Etc.	\$50,000
	Lobby FF&E	\$39,250
	Kitchen FF&E	\$6,000
	Bathroom FF&E	\$1,200
	Other	\$2,670
	Total Lobby Renovations	\$200,000
4	Kids Ministry:	
	Panels, Chairs, Craft Supplies, Rug, Signage	\$5,000
	2-Year Budget - Part Time Kids Director	\$15,000
	Total Kids Ministry	\$20,000
5	Contingency	\$180,000
	Total Budget	\$548,000
	Less: Raised to Date	\$148,000
	Remaining Capital Necessary to Fund Project	\$400,000

- 1** Given the longevity of our lease, and the potential that provides us, we wanted to bless Immanuel Lutheran with impact windows and doors. This will not only provide security from break-ins, but will also protect against any potential storms that will certainly hit the City of Miami
- 2** Roughly a dozen volunteers each week arrive at Crossbridge at 3PM and stay until 7PM to set up and tear down every week. WE will be installing permanent audio, video, and lighting equipment. The equipment is being fitted for the space, and will increase the quality of the Sunday experience
- 3** The lobby needs significant upgrade, we will be working on renovating the lobby, kitchen, and bathrooms. Crossbridge, along with the volunteered time and talents of its community have designed a new lobby and will upgrade the space to be more functional, clean, and welcoming to its members and guests
- 4** After years of creative solutions to find a space to have a children's ministry (weekly set up and take down of a yurt outside, utilizing an 8x8 office, etc), the new lease has blessed Crossbridge with the ability to have a permanent, purpose-built space for our growing children's ministry!
- 5** Crossbridge has been advised that adding a contingency to the budget would be a wise decision. The budget provided is as conservative a cost as the team was able to arrive to. When removing paneling on the roof, or working on the flooring, unforeseen issues can always arise as well as product price increases. If there is excess budget at the completion of the project, Crossbridge has designated the funds for bringing on a part-time Women's Ministry Director and funding Brickell outreach events.



Renderings / Floor Plans

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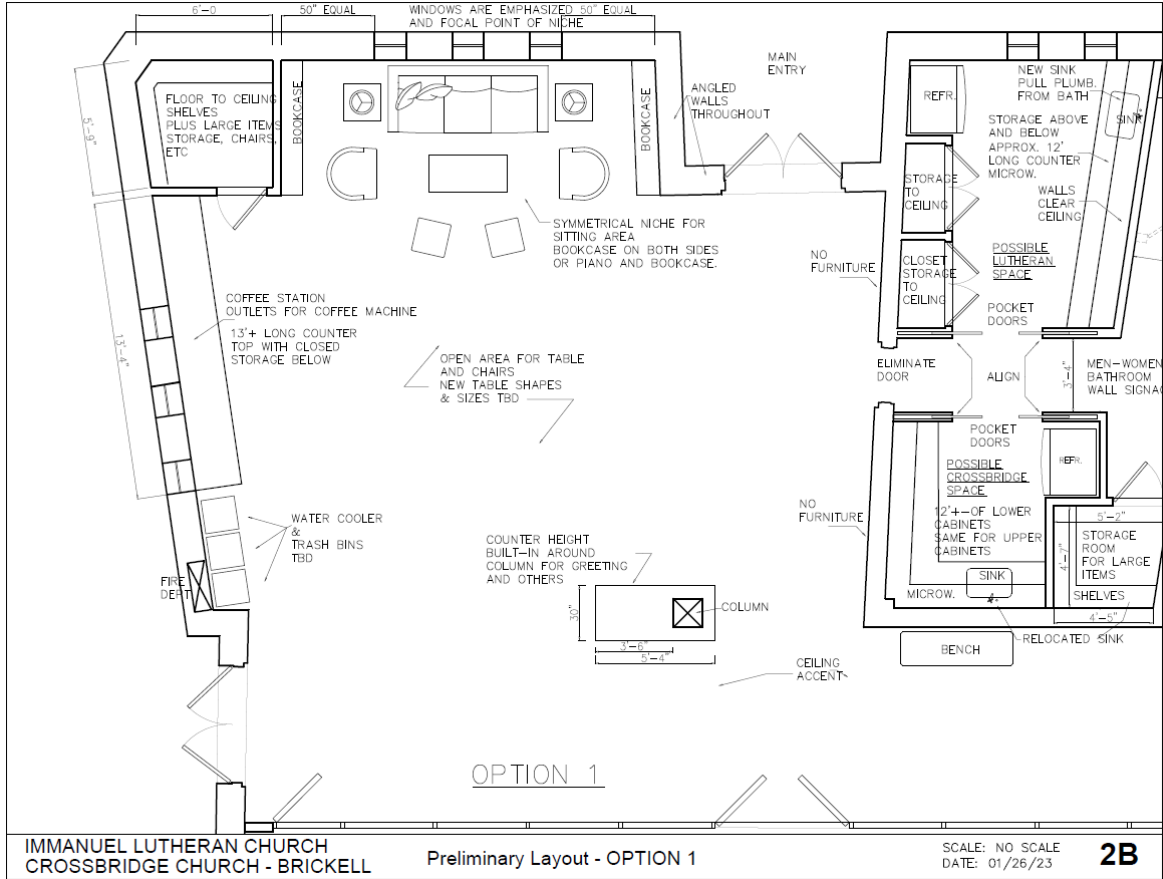
Renderings – Lobby



- ✓ Instillation of a new permanent screen at the front of the congregation
- ✓ Permanent speakers that will service our worship and teaching
- ✓ Acoustic treatment
- ✓ Lighting
- ✓ Fully-upgraded live stream booth with set cameras to be able to film each Sunday service
- ✓ Rehab of the existing pews
- ✗ No further weekly set-up and tear down
- ✗ No more electrical issues



Lobby Design Plans



- ✓ New floors & ceilings replacing 50+ year old material and finishes
- ✓ New custom cabinetry, with upgraded and renovated bathrooms included
- ✓ Construction and implementation of our own kitchen
- ✓ Solving years old electrical issues that have been a problem for the property
- ✗ No further weekly setup and tear down of lobby set up
- ✗ No more restriction on hosting weekly outreach events



\$400,000 Capital Giving Tree

\$100,000

\$50,000

\$50,000

\$25,000

\$25,000

\$25,000

\$25,000

\$10,000

\$10,000

\$10,000

\$10,000

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