



We are entering into an exciting phase of faith and obedience as we construct and occupy a permanent spiritual and ministry home which will position ThornCreek to expand our impact in our community. We have purchased 15.21 acres in an area of rapid growth in Thornton at 140th and Washington. In order to facilitate Phase 1 of building on this property we are launching a 2-year spiritual and financial campaign entitled PREVAIL to raise \$1 million. "Prevail" summarizes our endurance in faith through Christ's power to become a permanent spiritual presence in Thornton.

God spoke to me about founding ThornCreek Church with this verse: "Now to Him who is able to do immeasurably more than all we ask or imagine, according to His power that is at work within us...(Eph. 3:20)." Through HIS POWER we have accomplished great things for His Kingdom, and he continues to call us to IMMEASURABLY MORE! I encourage you to expand your own vision and faith prayerfully. This is about giving ourselves to God completely on a personal level, then stepping out with sacrificial giving to love on people to make an eternal impact for God's Kingdom.



In His Service,
Pastor Ruben

WHY BUILD?

- **7-day-a-week ministry opportunities:** Our ministries have been constrained by cost, space, and time requirements of rental facilities. Having our own building would exponentially increase opportunities for youth/children's ministries, small groups, adult ministries, community service, and innovative new ministries.
- **Visibility and access:** Historically, churches that open in a new permanent home experience 50% growth within the first year. Adams County is expected to be the fastest-growing county in Denver in the next 20 years. Our property is in the heart of a corridor of rapid residential, retail, and commercial growth. The property is directly adjacent to a 496-unit apartment complex, and just blocks away from the new Amazon Fulfillment Center and Simon Outlet Mall. Our location will be physically visible to hundreds of thousands of people as a place of hope.
- **Stewardship:** Our financial investments in facilities will go into our own building rather than renting, giving us a long-term home for ministry for generations.
- **School home:** Phase 1 construction would enable ThornCreek Christian School to more than double its current enrollment to upwards of 250 students, eliminate costly rent, and expand the reach of its high-quality, Biblical-worldview education. TCS could expand to include daycare and a more robust preschool program, expanding revenue and ministry opportunities.
- **Spiritual home:** A central location will enhance the efficiency, unity and creativity of the staff and leadership and will give our church community a home for events, ministries, and fellowship.

WHY NOW?

- Leases for both ThornCreek Church and ThornCreek Christian School end August 2018
- High monthly rental costs (~\$10K) are not sustainable and do not reinvest in ministry
- Exponential growth in our community
- Rising property costs: We purchased our property in March 2015 for \$700,000, and it is now valued at more than \$10 million. Prime locations are highly coveted and being rapidly developed.

FACTS & FIGURES

Financial facts

- Projected Phase 1 cost: \$4 million (\$1.5 million site work, \$2.5 million construction)
- Current balance owed on land \$280,000
- ThornCreek is working with lenders on a \$4.25 million loan (to include current land balance + Phase 1)
- PREVAIL Campaign goal is \$1 million over 2 years: Revenue from this campaign plus current funds used for renting facilities would pay against loan balance

Phase 1 At-A-Glance

- Up to 30,000 square feet of ministry and mixed-use educational space over 2 or 3 floors, including a 300-seat worship center, school classrooms, a large foyer/gathering space, staff offices
- Additional renovations will be required over time to add functionality. God has already blessed us with over \$500,000 worth of furniture, furnishings, and electronics donated by a local business.

TIMELINE

Currently underway

- Balance on the land purchase has been paid down from \$700,000 to \$280,000
- Substantial work with City of Thornton on annexation, entitlement, site development
- Substantial planning and design work with builder and architect
- Lenders reviewing loan application for final approval

Late Summer/Fall

- Proceed with City approval and annexation, pending funding approval
- **SAVE THE DATE:** September 24, All-Church PREVAIL Vision Event

Late Fall

- Anticipated groundbreaking
- **SAVE THE DATE:** November 11-12, PREVAIL Commitment Weekend

Fall 2018

- Anticipated move-in and full ministry launch in our new building



WHAT CAN I DO?

- **Pray:** God responds to humble hearts that cry out to Him. Pray for God's favor and blessing to go before us.
- **Engage:** We need every person to serve and give sacrificially as God leads them. Every person has a spiritual responsibility to lock arms with the local church to advance the gospel.
- **Motivate:** Let your voice and your actions motivate and encourage those around you. Share with them the spiritual mission for this campaign.
- **Commit:** Give sacrificially above and beyond your regular tithes and offerings for a two-year period

AUDACIOUS

Audacious Stewardship Update (As of July 2017)

Income

Audacious Campaign: \$380,000
Our Land Campaign: \$150,000
Sale of Cottonwood Lakes Property: \$690,000

Total Income: \$1,220,000

Expenses

Property Costs: \$860,000
Professional Services: \$441,600
Rent supplement: \$12,000
Other Fees & Taxes: \$16,900

Total: \$1,330,500

