



The Freedom Center

Project Overview



PROJECT SUMMARY

The Vision

Every time a church is mentioned in the Bible, it is addressed by the name of a city. We believe that when God sees Freedom Church, He sees entire communities and neighborhoods that could be reached with the Gospel. Whether through Christ-centered church services, discipleship training, Laundry Love, or Kids Hope, our vision is to see God's Kingdom come in the San Fernando Valley as it is in heaven.

Thank you for taking the time to consider this proposal. With your help we can acquire a perfectly positioned property at an affordable price and build a Freedom Center that will impact our city with the Gospel for generations to come.

What God is Doing

In 2011, a young couple planted a faith community in Chatsworth with a simple vision: to 'love Jesus, serve people, and adopt the city.' What started as a Bible study with just seven friends quickly grew into a church committed to serving the city by focusing on their under-resourced neighbors. Initially, serving others meant providing free laundry services each month to families in need and offering a weekly meal to neighbors experiencing homelessness. Over the last 14 years, however, this vision has grown into a church and community center experiencing an incredible move of God through salvations, baptisms, and community impact.

- Weekly drive-through food pantry that has served over 260,000 bags of groceries.
- Weekly meals and mobile showers for our neighbors experiencing homelessness.
- Weekly addiction recovery programs that have helped over 300 individuals find sobriety.
- Monthly free laundry service providing over 200,000 loads of clean clothes for families in need.

The last 16 months have been an incredible move of God and 50% growth:

- 2,568 first-time decisions for Christ
- 433 baptized in water
- 87,039 bags of free groceries through drive-through pantry

As exciting as this growth is, it has been heartbreaking to turn families away weekly because our services are at capacity. We are currently nearing the launch of a 5th weekend service to make room for more people, but the services will have to be shortened in length to accommodate our lack of space. It's imperative that we find a new, larger, permanent home as soon as possible.

The Challenge

Freedom Church is currently renting a facility that can no longer accommodate our growing needs. A recent 75% increase in rent has added significant challenges, limiting our ability to expand our staff in the midst of unprecedented growth and life change. Despite these obstacles, our most pressing need remains finding more physical space to serve our congregation and provide essential services to the community.

This new facility for the Freedom Center will address the following critical needs::

- **Location:** Chatsworth location (maintains our strong community partnerships)
- **Size:** 94,000 SF (nearly 4 times our current building with plenty of room for community outreach)
- **Parking:** 1,400 parking spaces (this includes a parking structure directly across the street with 800 stalls)
- **Price:** Cost per foot \$272 SF (this includes expenses for church renovation and seismic retrofit)

We've conducted a thorough, multi-year search, exploring every option to find a property that meets all of our complex requirements. The challenge lies in finding a facility that is both affordable and suitable for long-term community impact. Industrial properties are in high demand, typically selling for \$400 per square foot, and rarely offer sufficient parking for hundreds of people at once. While there is a significant inventory of office space in the Valley, these spaces often lack essential structural features, such as the ceiling heights needed for worship services or the space required for our drive-through food pantry. **This facility offers more than adequate square footage for sustained growth and impact.**

The Opportunity

This new building will nearly 4x our square footage and allow us to:

- Double our gathering space for worship services and children's programming.
- Increase our warehouse space 10x for our drive-through food pantry.
- Expand our addiction recovery services and weekly mobile shower program for the homeless.
- Allow us to open a daycare for under-resourced families.
- Open a sliding-scale counseling center to provide critical mental wellness care to individuals and families in need.
- Provide space for our team to pioneer new ways to serve our city and improve the quality of life for under-resourced people in the San Fernando Valley
- Establish a permanent place in the community while reducing monthly facility costs with a mortgage that is less expensive than our current rent.

Project Details

With your support, we are entering escrow for a prime property with excellent parking and all our essential requirements. Our plan is to purchase the property and use the upstairs for offices, recovery meetings, and counseling. We will also lease part of the upstairs to like-minded organizations to support long-term sustainability. The current tenant downstairs will vacate in March 2027. Afterward, we'll begin a nine-month renovation to create a 15,000 square-foot auditorium by opening up the second-story floor, adding space for a preschool/kids ministry, offices, and more. This will provide us with 75,000 square feet of flexible, community-focused space. Our goal is to have the property ready by December 2027, enabling the Freedom Center to grow and offer services that are currently limited by our existing facility.

BUDGET

Project Budget

The total project cost is \$20.4 million. The purchase price of the building is \$13,000,000 (\$144/SF). We will spend approximately \$6M for renovations, and have built in carrying costs and financial reserves into the total cost. Even with losing 15,000 SF of total floorspace with the auditorium buildout, the total all-in cost of the project will come out to \$272/SF, far below any other property we have viewed. It makes good financial sense to proceed with this strategic property.

Cost Type	Amount
Purchase Price	\$13,000,000
Renovations	\$6,000,000
Carrying Costs and Reserves	\$1,400,000
Total	\$20,400,000

Funding the Project

A diverse funding stack of partnerships is the key to raising the necessary funds for this miracle. It will consist of several key components:

- \$5.5M professionally-managed capital campaign from Freedom Church (24 months)
- \$2.5M investment from our denomination
- A bank loan for approximately 44% of the total project
- Seed funds from outside donors/partners (the more of this we are able to raise, the lower our bank loan will be, reducing overhead costs)

Source	Contribution
Freedom Church Congregation	\$5,500,000
Denomination Investment	\$2,500,000
Seed Funds/Outside Partnerships	\$3,400,000
Bank Loan	\$9,000,000
Total	\$20,400,000

FOR YOUR PRAYERFUL CONSIDERATION

The current property owner is under pressure to renew the lease with his tenants, but he has offered us the opportunity to purchase the property now and secure it while we raise additional funds and prepare for renovations to turn it into the new Freedom Center in 2027. This timeline would allow our church the time to raise the necessary funds, obtain permits, renovate the building, and complete our current lease. **Would you prayerfully consider committing to this miracle project?** We believe your commitment to Freedom Church and the Kingdom of God will inspire our congregation to give with unprecedented sacrificial faith. Your partnership will create a powerful momentum, unleashing faith and strengthening our congregation's dedication to the church of Jesus!

Thank you for prayerfully consideration,
Justice and Maria Coleman

CONTACT

For more information, don't hesitate to get in touch with Larry Boatright (larry@freedom.church, 719.421.0870) or Matt Landesman (matt@investorpropertyloan.com, 818.625.4383).



FREQUENTLY ASKED QUESTIONS:

Why are we asking for an additional \$3.4M (or more), and why now?

To secure our loan and launch a matching campaign for 24 months. Services are at capacity and we are starting a 5th weekend service. The last 16 months has been an incredible move of God and 50% growth:

- 2,568 first-time decisions for Christ
- 500+ baptized in water
- 87,039 bags of free groceries through drive-through pantry

What will this outside funding do for us?:

It will ensure we have necessary funds to purchase and renovate the building, and any additional funds beyond \$3.4M will reduce the amount of loan we need to secure, reducing the long-term debt load and the monthly mortgage costs.

Mortgage details:

With an additional \$3.4M, our projected mortgage will be \$65,000 per month, plus \$26,000 in additional facility costs. Compared to our current rent and facility expenses, the difference would be only \$10-15k more per month than we're paying now.

Lender:

We're in conversations with three different lenders who all have comparable terms. Two specialize in lending to churches and nonprofits. We intend to begin underwriting late spring and close by the end of 2025.

Internal fundraising expectations:

We expect to raise \$5.5M-\$6M from an internal campaign. Generis, one of the top fundraising organizations in our space, conservatively estimates this based on our giving trends.

Giving trends:

Over the past three years, we've seen a 20% average increase in giving, and we're on track to end this year \$1.4M ahead of 2020.

Renovation cost estimates:

Renovation plans include a 25% overage buffer, with nearly \$700k in reserves for unexpected costs above this.

Interim growth management:

We are adding a fifth weekend service, we have created an outdoor gathering space, and are planning to converting all our offices into children's classrooms.

Managing cash flow for the new building:

We will use facility rentals, office leasing, and increased giving. The current tenant will generate \$120,000/month until construction begins.

Community outreach impact aka Dream Center

The new facility will expand capacity for our outreach, including weekly drive-thru food pantry, recovery groups, services for the homeless, and future plans for drug and rehabilitation programs.