

# 建堂進度說明

2015年8月30日

# 購堂進度

1. Leslie Tsui是我方的Broker, Keller Williams Realty

# 購堂進度

2. 8/17/2015第一次對3020 HOLCOM BRIDGE RD.,  
NORCORSS, GA出價

3. 8/19/2015遭對方回絕。

賣主The Private Bank (PB GA OREO LLC)出價  
\$333,500，並且聲稱他們最近一次的估價（  
appraised value）為\$325,000

# 購堂進度

4. 賣方要求價格\$299,000, cash at closing, with a thirty day inspection period and closing fifteen days thereafter.

要求earnest money deposit of 5% of the purchase price, refundable through the inspection period and hard thereafter.

## 購堂進度

According to the 2015 ANNUAL  
NOTICE OF ASSESSMENT by  
Gwinnett County Board of Assessors  
Office, the 3020's fair value is

**\$265,500.**

<b>Gwinnett County</b> <b>Board of Assessors Office</b> <b>75 Langley Drive</b> <b>Lawrenceville, GA 30046-6935</b> <b>770.822.7200</b>	Notice Date: 04/03/2015
	<b>This is not a tax bill</b> <b>Do not send payment</b>
	Last Date to File Appeal: 5/18/2015
<b>PB GA OREO LLC</b> <b>120 S LA SALLE ST</b> <b>CHICAGO, IL 60603-3403</b>	County property records & Appeal PT311A forms are available online at: <a href="http://www.gwinnett-assessor.com">www.gwinnett-assessor.com</a>
	Official Tax Matter - 2015 Assessment

The amount of your ad valorem tax bill for the year shown above will be based on the appraised (100%) and assessed (40%) values specified in this notice. You have the right to appeal these values to the County Board of Tax Assessors.

All documents and records used to determine the current value are available upon request.  
Additional information on the appeal process may be obtained at [www.gwinnett-assessor.com](http://www.gwinnett-assessor.com)

At the time of filing your appeal you must select one of the following options:

- (1) Appeal to the County Board of Equalization with appeal to the Superior Court (value, uniformity, denial of exemption, taxability)
- (2) To arbitration without an appeal to the Superior Court (valuation is the only grounds that may be appealed to arbitration)
- (3) For a parcel of non-homestead property with a FMV in excess of \$1 million, to a hearing officer with appeal to the Superior Court.

If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at [www.gwinnett-assessor.com](http://www.gwinnett-assessor.com)

For further information on the proper method of filing an appeal, you may contact the county Board of Tax Assessors which is located at 75 Langley Dr, Lawrenceville, Ga. 30046 and which may be contacted by telephone at: 770-822-7200.  
Your staff contact is Lisa Ballouk.

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
9091 M	R6273 058	0.78	NORCROSS		
Property Description	HOLCOMB BRIDGE RD				
Property Address	HOLCOMB BRIDGE RD, NORCROSS 30071				
Fair Market Value	Returned Value	Previous Year Value	Current Year Value	Other Value	
100% Fair Market Value	0	265,500	265,500	0	
40% Assessed Value	0	106,200	106,200	0	

#### REASONS FOR NOTICE

#### Notice of Current Assessment

The estimate of your ad valorem tax bill for the current year is based on the previous year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Previous Millage	Estimated Tax
County General Fund	0	0	106,200	7.4000	785.88
Detention Center Bond	0	0	106,200	0.2400	25.49
Development/Code Enforcement	0	0	106,200	0.0000	.00

## 購堂進度

3020 HOLCOMB BRIDGE RD,  
NORCROSS, GA:

100% Fair Market Value: \$265,500

# 購堂進度

## 主教府 Due Diligence

共計45天

調查項目與費用估算：

1. 法律費用 - \$3,000
2. ALTA (American Land Title Association) Survey - \$3,250 (10-15 Business Day delivery)
3. 環境調查 Phase I Environmental - \$1,700 (2 week delivery)
4. Building Inspection - \$2,500

**Total - \$10,450**

## 購堂進度

3020 HOLCOMB BRIDGE RD,  
NORCROSS, GA:

按主教府標準，整修: \$50/per sq  
 $6,456 \text{ sq} \times \$50 = \$322,800$

# 購堂進度：Zoning問題

## Zoning問題 - 停車位

Norcross, GA Code of Ordinances

[Sec. 115-152. - Minimum number of spaces required.](#)

Churches: One space for each four seats in the main auditorium.

# Crossing Center

3060 Holcomb Bridge Road, Norcross, GA 30071

停車位56個 (224座位)

扣除可能與別幢建物共用，停車位則有43個(172座位)

現租給The Lord's House Community Church使用



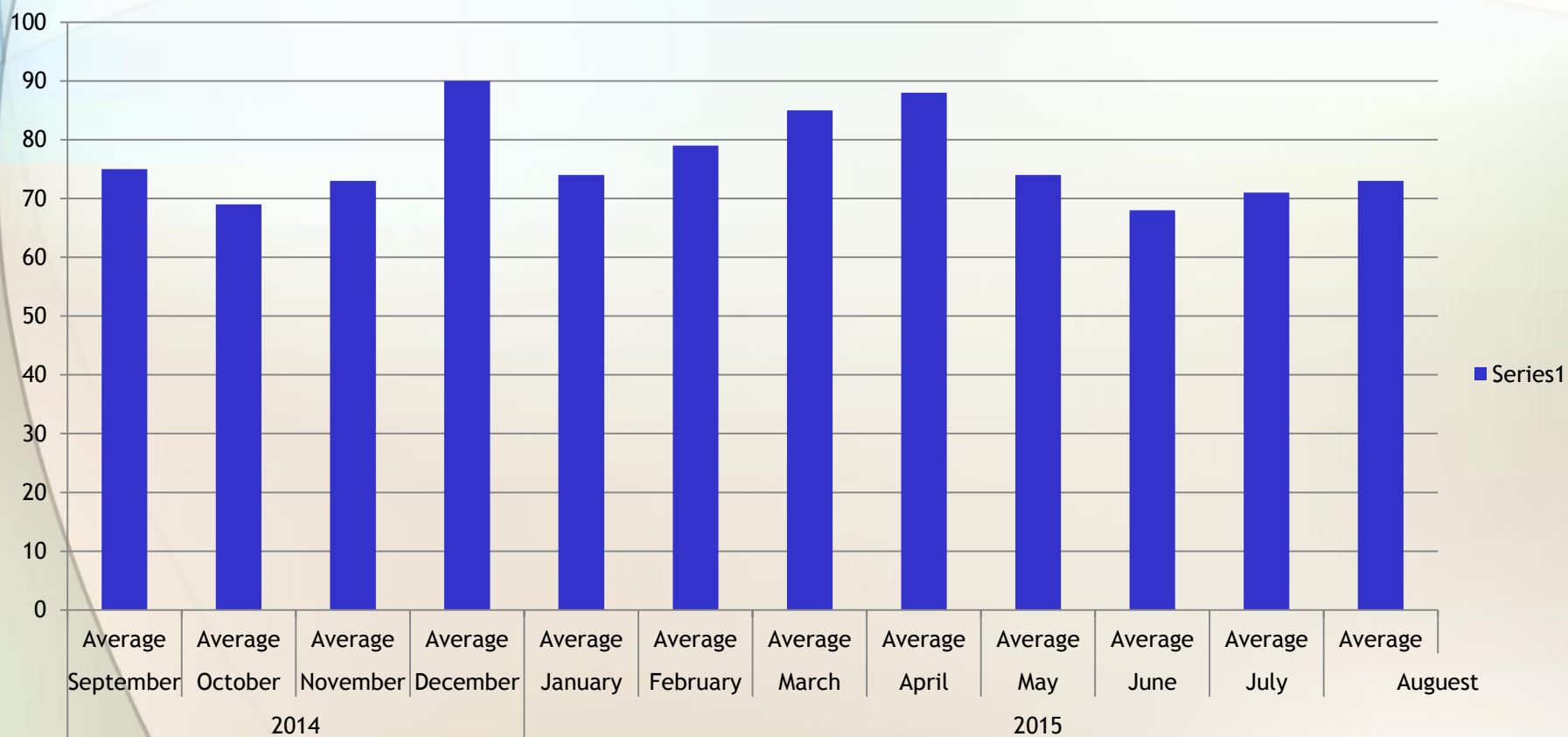
# 3020 Holcomb Bridge Road, Norcross, GA 30071

- 6,456 Square Feet
- Purchase Price \$333,500
- Year Built: 1985
- 共有停車位 41個(大廳164個座位)
- 目前我們平均主日彌撒人數是：



# 2014年9月至2015年8月ACCA參與彌撒人數

2014				2015								
September	October	November	December	January	February	March	April	May	June	July	August	
Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	54 weeks average
75	69	73	90	74	79	85	88	74	68	71	73	77



# 2014年9月至2015年8月ACCA參與彌撒人數

2014				2015								
September	October	November	December	January	February	March	April	May	June	July	August	
Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	54 weeks average
75	69	73	90	74	79	85	88	74	68	71	73	77

參與彌撒最多人數：聖誕節 → 150人

復活節 → 120人

參與彌撒最少人數：62人

按人數計算停車位：18~38個

## 在捐款方面

1. 目前已收到捐款 + 原有建堂存款  
= \$312,000.

2. 另外每年捐款存留80%為建堂使用金額  
= \$34,000.

3. 主教府方面收到的捐款  
= \$40,000 ↑ (July statement)

## 在捐款方面

目前共計收到捐款 + 原有建堂存款  
= \$386,000.

# 3020 Holcomb Bridge Road, Norcross, GA 30071

下一步該如何做：

- 是否再出價？
- 出價多少錢？
- 買下後的修繕費用？
- 多少錢是我們可以負擔得起的？
- 是否該再找其他建物？



**NEXT** 接下來：

我們會盡所能地向大家報告與溝通

請大家祈禱

請大家幫忙募款

請大家幫忙向不知情的教友們解釋