



# EGLISE LA CITÉ / PARIS EPICENTRE MAY 2024 PROJECT UPDATE

## 8 MONTHS IN ...

It's been almost 8 months since we moved in our Paris Epicentre building.

We're **AMAZED** at everything that's happening in the building already.

Thank you for partnering with us and making this dream a reality.



[www.egliselacite.com](http://www.egliselacite.com)  
[www.paris-epicentre.fr](http://www.paris-epicentre.fr)



# THE VISION

Acquire a central location in Paris from which to spread the Gospel and have a more effective and lasting impact on the community, surrounding cities and nations.

**THIS IS THE  
PARIS  
EPICENTRE  
PROJECT!**



# A HOME FOR EGLISE LA CITÉ

We recently celebrated our 15th anniversary since the church was planted in 2009.

Having our own facilities for the first time is a **game changer** in our ability to reach our community, make disciples and build a sustainable base in the city / nation.



**Growth:** we have experienced significant growth (in many ways) since we moved into our building.

**Reach:** we have a much greater reach, both in the surrounding community and in the greater Paris area.



# A BASE FOR THE WIDER CHURCH IN PARIS

We are home to 3 other churches each Sunday (incl. 2 church plants), and have hosted a number of events by churches or Christian organizations.

We are hosting the annual meeting of French Council of Evangelical Churches (CNEF) in June.



**Ensemble 2024:** Paris Epicentre will be the HQ for this collective of churches and missionary activities during the **Summer Olympics in Paris**, hosting prayer and worship services, Bible distributions, meeting point for missionaries, social, music, arts events, etc.

*10 000 Bibles received  
and ready for distribution  
during the Summer  
Olympic Games*



# CULTURAL AND SOCIAL ACTIVITIES

In the last **8 months**, since we moved into the building, we have been able to host:

- An Alpha course
- 2 Gospel Choirs for rehearsals and concerts
- Orchestra and theatre rehearsals and performance
- A Jazz concert
- 3 Sporting Organisations for their sport classes
- An Afghan Cultural Association
- Serve The City Paris (social projects)
- An Addiction Recovery Conference
- A Leadership Conference



~ **800**  
**CURRENT**  
**WEEKLY**  
**VISITORS**



# FINANCIAL SUSTAINABILITY

## OCTOBER 23 – SEPTEMBER 24

With no publicity, we have seen a huge demand for rentals, particularly from churches and faith based organizations.

Since we moved in, we have hired **2 full-time staff** to manage the venue as well as a part-time cleaner.

We are pleased to say that after 8 months, our operational revenue are able to cover our current expenses.



**We believe this project is financially sustainable.**



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	<b>EUROS</b>	
Projected rental revenue	216 160	25 clients
Projected expenses	224 230	
<b>Net shortfall</b>	<b>(8 070)</b>	

*Note that the expenses above include 35 000€ of renovation expenses. Excluding these, we would be at break even or better.*

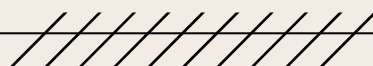
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# FINANCIAL SUSTAINABILITY 5 YEAR PROJECTION

	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
<b>Rental revenue</b>					
Actual projected	216 160				
Estimated		280 000	365 000	475 000	550 000
<b>TOTAL REVENUE</b>	<b>216160</b>	<b>280 000</b>	<b>365 000</b>	<b>475 000</b>	<b>550 000</b>
<b>Operating Expenses</b>					
Salary costs	82 217	84 150	92 565	101 822	112 004
Operational costs	8 135	8 300	9 100	10 000	10 800
Renovations & Maintenance	48 978	15 000	15 000	18 000	15 000
Energy costs	70 500	76 140	82 231	88 810	95 914
Taxes	14 400	15 840	17 424	19 166	21 083
Financing costs			210 000	250 000	250 000
<b>TOTAL EXPENSES</b>	<b>224230</b>	<b>199430</b>	<b>426320</b>	<b>487798</b>	<b>504802</b>
<b>NET</b>	<b>(8070)</b>	<b>80570</b>	<b>(61320)</b>	<b>(12798)</b>	<b>45198</b>

*Note: The financing costs above are estimated based on a loan of 4M€. This pre-supposes we succeed in raising funds through donations to limit our loan amount to 4M€.*





# TOTAL PROJECT COST

PARIS EPICENTRE PROJECT	VALUE
Purchase price	6 750 000 €
Taxes, transfer duties, agent fees etc.	844 250 €
Estimated renovation costs	400 000 €
<b>TOTAL PROJECT COSTS</b>	<b>7 994 250 €</b>

## PAYMENT PLAN



# FINANCING PLAN

When we embarked on this project in 2023, it seemed impossible, but God... He led us to believe and through many generous partners, He provided to enable us to be here today.

**WE ARE LOOKING FOR PARTNERS WHO WOULD CONTINUE TO BELIEVE WITH US TO MAKE THIS DREAM A REALITY**

This can take the form of:

- donations
- kingdom / mission minded investors
- loans

**In the short-term, before October 1st 2024, we need to raise 420 000€.**

By October 2025, we need to raise another 6,8M€.

*Would you prayerfully consider partnering with us for this next step?*



# THANK YOU

THANK YOU for reading this and for partnering with us.

We are grateful for each prayer, donation, encouragement.

**Together, with God, this is possible.**

May God bless you.

Frederic and Vanessa Dalais together with the La Cité eldership team

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Any questions or comments, please don't hesitate to contact us at [salut@egliselacite.com](mailto:salut@egliselacite.com) or [dalaisf@gmail.com](mailto:dalaisf@gmail.com)



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