



Vizualizace budoucího stavu

Project - Multifunctional centre

Centre for the Sustainability and Development of TCI ČR

Project introduction

The goal of the "Multifunctional Centre" project is to create a comprehensive space that supports the sustainability and development of Teen Challenge International (TCI) CR services, focused on rehabilitation and support for people struggling with addictions. The project is located in Šluknov and includes space for client retraining, their facilities, and support after treatment. Additionally, it provides spaces for business, commercial rentals, and facilities for church activities within the local community.



Why support the Project

In the Czech Republic, over 1 million people suffer from addictions such as alcohol, drugs, or gambling. Another million parents, partners, and friends are affected and seek help for their loved ones. Without intervention, addictions can often become unsolvable problems. Since 1986, TCI CR has been helping people find a path to a life free from addiction, offering programs for both men and women and supporting the reintegration of clients into society through programs like Re-enter. The multifunctional centre project is a key component of their efforts toward **financial stability and service development**.

**" WE HELP PEOPLE LIVE FREE FROM
ADDICTION "**

For more information about Teen Challenge International CR, visit: www.teenchallenge.cz

Long-term Development and Social Impact of TCI CR's Business

A significant part of TCI CR's ministry is its business operations, which have been growing for over 20 years. As a result, not only have we been able to help many of the program's students gain skills and work habits, some have gone on to become highly skilled employees in their jobs and also volunteer in the service, either as streetworkers or helpers in TCI CR centers.

The profits from the business over the years have enabled us to develop the business, complete the centres and provide part of the costs of the service. Part of the profits also went to support outside TCI ministries in the Czech Republic, where we supported others in need - mainly in cooperation with the mission organization Nehemia and mission building projects (10% of profits go to projects outside TCI) in Holland, Moldova, Israel. In 2020 we acquired new premises for business.

The "Multifunctional Centre" project will serve multiple purposes (see below). The revenue will contribute to the sustainability of TCI CR services. The entire purchase process and currently invested funds are the results of a period of prayer and effort to enable further development of TCI CR activities. We believe in a God-given mission to bring the gospel to the lost and are committed to growing in it.

The factory building

The factory building is located 984 feet from the town square in Šluknov.

We purchased the building for \$97,300. The total plot size is 64,583 ft², the built-up area is 32,292 ft², and the operational area is 32,292 ft².



The building consists of two main parts:

- ground-floor building of 16,146 ft² that requires significant construction repairs due to leakage
- four-story building of 7,535 ft² in that is in a good condition with no need for major construction modifications

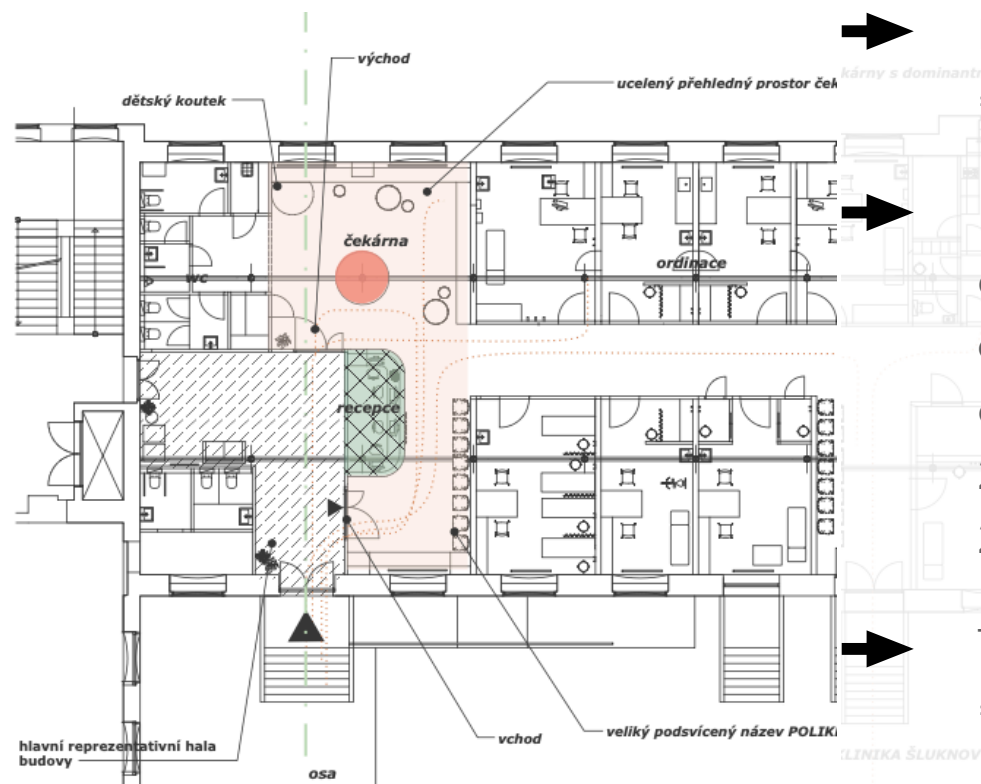
The entire complex will be divided into three functional units:

1. Area for TCI business activities
2. Area for TCI ministry and church community
3. Area for commercial rentals

Project Benefits and Implementation plan

First phase of the Project

- **Leasing medical centre with parking.** This part of the building will serve doctors who will rent these spaces from TCI CR. They are the largest tenants who will attract people to the building, concurrently enabling the use of additional services from entrepreneurial ventures implemented within the building premises.



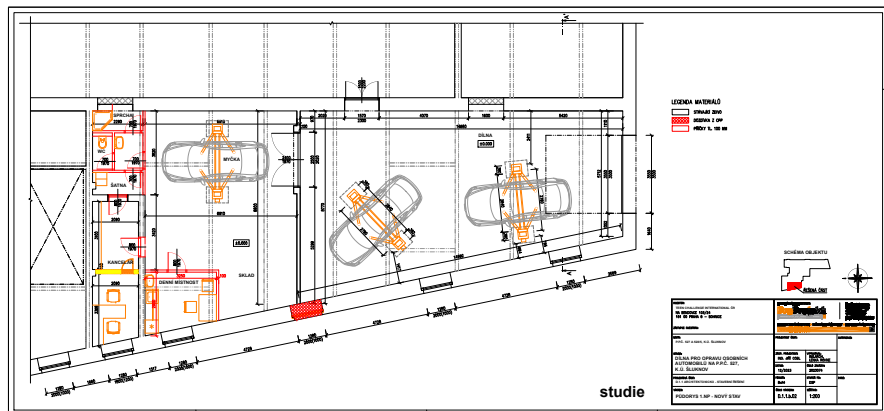
➔ Building out the space for the medical centre and parking
= estimated total costs \$600-700k

➔ Building out the space for the medical centre and parking = estimated total costs \$600-700k. We have secured funding for the complete project documentation, based on which we will obtain a building permit by the end of the year. The construction phase will begin at the beginning of 2025, with expected completion at the end of 2025 or the beginning of 2026.

➔ The clinic is scheduled to open in 2026.
= with a set monthly rent of \$3,200 excluding utilities

➔ **For the construction phase of the project, we have allocated \$130k
= we need to raise \$450-570k to complete the project**

- **Leasing space for an auto repair shop.** The auto repair shop is in the implementation phase; car repairs are already ongoing. Additional spaces for tire storage and specialized engine repair areas need to be developed.



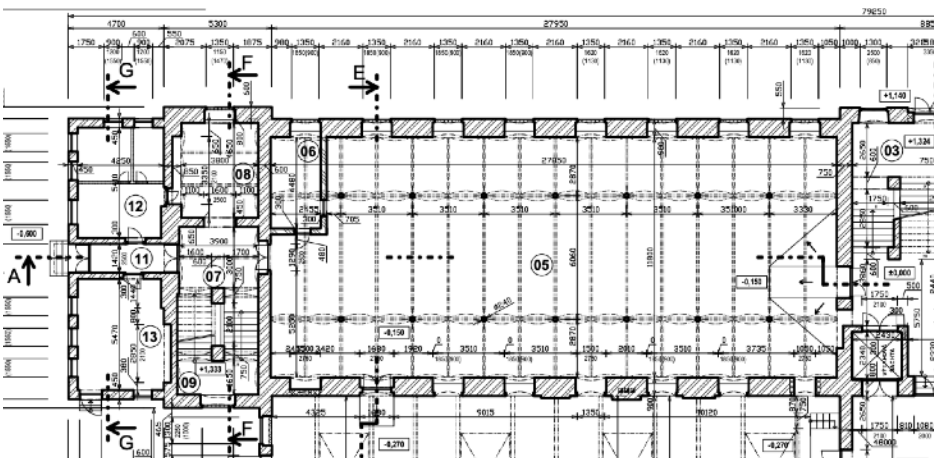
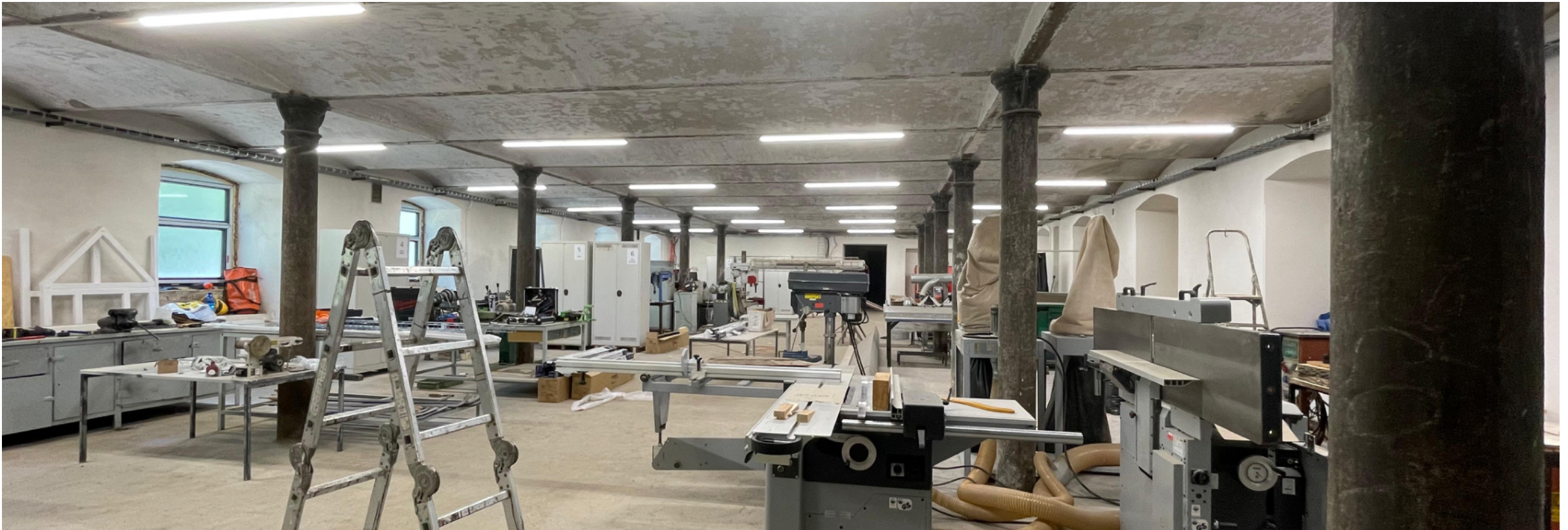
- ➔ The monthly rental amount is set at \$900
- ➔ In collaboration with the tenant, joint activities within engine repairs will be conducted, meaning TCI CR will also earn from this activity
- ➔ Tirehousing is anticipated to bring future revenues of \$4-5k annually

- **Warhorses for rent**



- ➔ It will be completed by the end of 2025 (approx. 1,2092 ft²), monthly rental income: \$400-450
- ➔ The remaining adjacent storage spaces, totaling 800m², need to be finished for future rental. Expected potential monthly rental income ranges from \$1,500-2,000
- ➔ To complete the rental premises, including the facilities for the auto repair shop and adjacent workshops, finishing the remaining roofs of the factory premises - 16,146 ft² - is essential
= Implementation costs are estimated at \$100k

- **Area for own production activities.** The workshop is 75% complete. What remains is the electrical installation and the fire protection elements.



- ➔ The workshops will allow student retraining in work skills
- ➔ Own products will bring income from their sale
- ➔ **Financing for project completion is secured**

Second phase of the Project

➔ **Rental apartments**

- Rental apartments including starter apartments for clients who have nowhere to return to and need further support

➔ **Conference centre with short-term accommodation capabilities**

- Ability to host public events, conferences, business meetings, church gatherings, and activities

➔ **Counseling centre**

- The factory building will include rooms for public counseling on addiction issues

➔ **Café with a bakery**

- An opportunity for TCI students to reintegrate into normal life



Completed construction works and investments

- ➔ **Roof of the main building + roofs above the future café and social facility building**

Total invested costs \$200k

- ➔ **Complete new utility connections for the entire facility**

Total invested costs \$50k

- ➔ **Boiler house**

Total invested costs \$70k

- ➔ **Remediation work and facade repair**

Total invested costs \$120k

The costs also include 10 to 15% volunteer work by experts and donated materials



Why invest

Investing in this multifunctional centre is an investment in the future of people who need a second chance. Your support will enable the realization of projects that will generate stable income and assist TCI CR in their mission to help people fight addiction. Additionally, the project supports the local community and integrates social and commercial initiatives for long-term sustainable growth.

Leadership and Accountability

The project is led by Tomáš Kačer, Deputy Director for Business of TCI CR, with the support of experts and volunteers. Their collaboration and involvement of church volunteers ensure quality and effective implementation. Financial and legislative oversight is provided by the economic advisor of TCI CR.

Final invitation

Join us on this transformative journey and help us bring renewed hope to many people and their families. Your investment is key to the success of this project and will have a long-term positive impact.

Strategic Location and Natural Appeal: Enhancing the Center's Connectivity

More to say

The expectation that the center will be bustling with people is not solely reliant on the medical clinic but is also significantly supported by the strategic location of the town itself. Nestled near by to the **Czech-Saxon Switzerland National Park**, an area renowned for its natural beauty, the center benefits from a steady influx of visitors drawn to the region's scenic landscapes and outdoor attractions. This prime location enhances the center's appeal and accessibility, making it a pivotal hub for both local residents and tourists.

