



**WALK WITH RWANDA**



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## I. The Need:

- A. The Anglican Church of Rwanda (PEAR) has 1,000,000 members and a dramatic impact on lives in Rwanda.
- B. However, PEAR's essential work remains constrained by a lack of sustainable funding. This important work includes:
  - 1) Planting theologically healthy churches
  - 2) Forming new clergy and Leadership
  - 3) Educating the poor from Preschool- Secondary school
  - 4) Preventing severe cases of malnutrition in small children
  - 5) Providing life-changing adult training for Farming, Health and Discipleship.
- C. PEAR relies heavily on outside Aid to meet many of its most basic needs.

## II. A Major Step Toward Financial Independence

- A. Rwanda has close strategic ties to the UK and USA (it's a member of the British Commonwealth) which helps secure its economic stability.
- B. Led by the capital city of Kigali, Rwanda's economy has grown 275% since 2001.
- C. This growth has caused significant demand for quality office space in Kigali;
- D. PEAR owns a parcel of commercial land directly across from the national soccer stadium in Kigali.



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- E.** The Anglican Church in neighboring Kenya has created a proven cash flow model by developing Real Estate. They are self-financing and thriving.
- F.** We plan to follow Kenya's lead and build an office building on the property and lease the space for revenue.

### III. A Legitimate Plan

- A.** The Church's commercial land is in the Remera area of Kigali; there is a high demand for New, Quality office and storefront space.
- B.** Occupancy averages 93% and rental rates exceed \$15 per sqft annually.
- C.** A reputable architecture firm has designed a modern five story, cost-effective building with 31,000 sqft of rentable space. We already have the complete plans, exhaustive cost estimates and official building permits from the city.
- D.** Extensive market research and expert financial analysis have been utilized to verify the numbers.

### IV. The Bottom Line

- A.** Once completed, the projected net cash flow (using appropriately conservative estimates) would be almost three times greater than PEARUSA's annual contribution to Rwanda each year.
- B.** This would put the Anglican Church of Rwanda well on the road to financial independence.
- C.** We need \$2,000,000 to make this happen and we need your help to make that possible.



**WALK WITH RWANDA**

Give today by writing a check to:

PEARUSA – Memo line: Walk With Rwanda

P.O. Box 51489 Durham, NC 27717.

U.S. tax ID # 27-3088976

All donations are 100% tax deductible.

OR

Online at [www.walkwithrwanda.com](http://www.walkwithrwanda.com)

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