



120 Shawmut Ave.

所勿街120號



June 16, 2013年 6月16日

Boston Chinese Evangelical Church
波士頓華人佈道會

Property Overview 物業簡介



- Located on 120 Shawmut Ave. 所勿街120號
- Built in 1985 在 1985 年建成
- Lot size 21,268 sq. ft. 佔地面積: 21,268平方呎
- Interior space 37,806 sq. ft. 室內面積: 37,806平方呎
- 20 parking space 20 個停車位



Property Overview 物業簡介



- Commercial kitchen 商業的廚房
- Large dining hall 寬敞飯堂
- 2 Elevators 升降機
- Patio 陽台
- 5 medium size rooms 中型房間
- 40 small rooms 細小房間



Due Diligence Result Summary

審查結果總結



Inspection Result Summary

審查結果總結



- No major issue on lot
土地沒有大問題
- Building exterior in general good condition
樓宇外部情況良好
- Land Disposition Agreement need to be changed
需要更改土地使用協議
- Renovation and repair required for classroom use
需要改裝和維修以作課室用途
 - Electrical system needs to be replaced 需要更換電力系統
 - Central AC needs to be replaced 需要更換中央空調系統
 - Fire protection system needs to be replaced 需要更換防火系統
 - Windows need to be replaced 需要更換窗戶

Program Fit Test Summary

事工使用測試總結



- 120 Shawmut Avenue 所勿街120號：
- With renovations, can accommodate most of our current ministries with room to grow
經過改建，可以容納大部分現有的事工並有增長空間
- Can provide additional permanent space for ministry and administrative use
可以提供更多的永久空間作事工和行政用途
- Additional phases of renovations enables future growth
分階段的加建能夠提供將來的發展
- Large sanctuary space (400+ people) not possible without major renovation and cost
除非投放大量金錢作大型改建，否則不能擁有400人以上的禮堂

Strategic Perspective

策略觀點



Strategic Perspective - *Location*

策略觀點 - 地點



- Chinatown is central to the Asian/Chinese Community in the Greater Boston area
華埠是亞裔/華人的社區中心
- Close to C-Mart, Herald St. Garage, and many residences
鄰近有中國超市、Herald 街停車場和住宅
- People are moving back to the city
人們正遷回市區
- Ink Block development – Over 1,000 housing units are being build within walking distance to the church
Ink Block發展計劃 – 正在教會的步行範圍內興建超過1,000個住宅單位



Strategic Perspective - Current ministry

策略觀點 - 現有事工



- Chinatown continue to has great spiritual needs
華埠仍然有很大的屬靈需要
 - Only about 5% of Chinese in the Boston area are Christian
在大波士頓地區的華人, 基督徒只佔5%
 - BCEC is the only evangelical large Asian church serving Chinatown
華人佈道會是唯一服事華埠的大型亞洲福音派教會

Strategic Perspective - Future growth

策略觀點 - 將來發展



- Building (approx. 37,000sq.ft) and Land (22,000sq.ft) provide opportunities for future expansion
樓宇(大約37,000平方呎)和土地 (22,000平方呎)可提供將來發展的機會
 - Building can be renovated and expanded in phases
樓宇可作階段性的改建和擴展
 - Zoning law allows a building of 100' high and 85,000 sq.ft of space
土地規劃容許興建一座高100呎，總面積85,000平方呎的樓宇

Strategic Perspective - *Future growth*

策略觀點 – 將來發展



- Permanent space and ownership provides greater options and flexibility
永久空間和業權提供更多使用的選擇和靈活性
- Affordable real estate in Chinatown is rare and limited
在華埠可負擔的房地產很罕有
- Ability to retain 249 Harrison Avenue (12,00 sq.ft.)
可以保留夏利臣街249號(12,000平方呎)