To: St Armands Key Lutheran Church Members

From: The Real Estate Committee

Dear Members:

We want to update you on the status of the congregation's decision last year to list the church house property for sale. A series of events transpired since the 2 hurricanes last fall. Obviously, this impacted the viability of the listing and the actual property (church house).

After the hurricanes it was determined with our insurance carrier that the house was a total loss. We proceeded with collecting $92,000 from our insurance carrier and proceeded to demolish the house.

Originally, the house and property were listed at $1,995,000. Today's market conditions for the land only are projected at $1,425,000. This is based upon two local real estate firms making their analysis and recommendations to the committee.

We the Real Estate Committee have discussed at length whether to relist now, after the hurricane season is over or to just hold off indefinitely and wait for what is now a "slow market" to rebound to pre hurricane levels. The real estate firms we consulted believe that we should list now as properties are selling and the market will not change much by the end this year's hurricane season if at all. Should the property sell at the new asking price of $1,425,000 the church would net $1,285,00 after closing costs and commissions. If we were to combine the insurance payment and this projected net receipt, we would receive a total of $1,377,000. At current interest rates the Committee believes this total receipt invested properly would likely net SAKLC an amount close to the original $1,425,000. established at the time of the congregation's decision to sell.

The Real Estate Committee has executed an agreement with Peter Laughlin our original listing agent listing the land immediately at $1,425,000. We hope this action results in financial success for our church and its future financial security.

Basically, what The Committee is doing is "testing the waters" or putting it another way "kicking the tires". No one knows how the market will respond. The two agents feel that the new list price is at the top end of the current market.

If SAKLC receives a viable offer there will be something to talk about and if we do not there will be nothing to talk about. The market will certainly let us know. If a viable offer is submitted, then and only then will decisions be made to move forward or not to move forward.

All offers received by the Real Estate Committee will be shared with the congregation and the Church Council in a complete effort at transparency. The entire Committee stands ready to answer any questions anyone might have.

The Real Estate Committee members include:

Lois Robinson, Chair

Doug Engebretson	Alan Graf	Tom Siegfried
Ernie Smith	Kurt Wilkening	Chris Williams