Apostolic Christian Retirement Village New Campus Campaign



THE LEGACY

Rooted in Faith.
Building for Generations.

"In over 65 years of providing care to elders, retirees, and disabled members of our community, we've sought to do so with the love of Christ. Now we have an opportunity to prepare for future generations by renewing our campus. This project will enable us to continue our mission to glorify God with compassionate service to people, their families, and our staff. Our renewed campus will be a welcoming place where people of all ages can connect, gather, and support one another—strengthening our community and helping all who live, work, and visit here experience life to God's intended fullness." *— Rick Aberle, Executive Director*

A Legacy Worth Building

Today, we have both the opportunity and responsibility to prepare for the generations yet to come. This multi-million campus renewal campaign will create a modern, Christ-centered community designed to serve elders, families, and individuals with disabilities for decades to come. Through thoughtfully planned phases, we will expand small-home living, strengthen services, and create spaces where people of all ages can connect, belong, and thrive.

More than a building project, this is an investment in people, a commitment to our mission, and a legacy of compassionate service for future generations.

Join Us in Building the Next Chapter

Together, we can create more than new buildings—we can strengthen a Christ-centered community where elders are honored, families are supported, and lives are enriched for generations to come. While the buildings we create today will serve future generations, the true legacy of this campaign will be found in the lives touched, the relationships nurtured, and the enduring impact of compassionate Christian care.

THE LEGACY - THE VISION - THE NEED - THE IMPACT - THE DIFFERENCE - THE BELONGING - THE PLAN - THE OPPORTUNITY

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THE NEED

Our commitment is not simply to replace buildings, but to create environments where dignity, honor, and respect are reflected in daily life.



"The new nursing home is a great opportunity to create a home like space for our elderly. It would let the resident's feel more at home in their own space; while still getting the full nursing home services and being able to socialize with other residents." Sheri Saville, daughter

Why

- Our current skilled nursing building, which opened in 1961, has served us well but is in need of replacement
- Bringing Lakeside Terrace onto the main campus will improve efficiencies while ensuring a more inclusive, seamless experience of care and community
- ACH is a cornerstone for the continued sustainable future of the community of Sabetha

Why Now

- Maintenance issues remain an overwhelming concern; while things like all private rooms with private showers are only accomplished through new design
- Additional services and funding options for clients of Lakeside Terrace are not available in the current location
- Vital for the future of Sabetha, ACH plays an important role in offering employment and care options which will attract young families to the area
- A new building provides new opportunities and possibilities for all on our campus to experience life to its fullest

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THE IMPACT

Following our guiding principals of: Charity, Humility, Respect, Integrity, Stewardship, and Teamwork



"Our dreams for a refreshed campus are rooted in a lasting commitment to ensure elders and clients—both now and in the future—are surrounded by dignity, connection, and care that truly feels like home. At the same time, we hope to create a place that supports families, attracts and retains compassionate caregivers, and strengthens the community we are proud to serve." Dave Eisenbise, President, Board of Directors

Elders & Clients

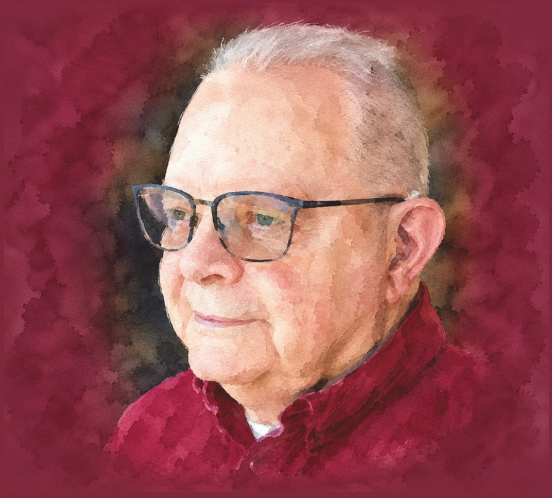
- Small home setting offers a whole new level of person directed care for seniors. With only 15 elders living in the skilled nursing small home, staff are able to provide catered living and care.
- The small home design creates a warm, open-concept home where living, dining, and kitchen spaces come together, complemented by private rooms and private baths that honor each elder's comfort and dignity.
- For those with disabilities living at Lakeside Terrace, the small home design offers private living spaces create opportunities for greater independence, and personal choice. The result is a home where individuals with disabilities can thrive, build relationships, and enjoy a greater quality of life.

Staff & Community

- A family-style care approach fosters deeper relationships, leading to greater fulfillment and job satisfaction for staff, while increased staff-to-elder ratios ensure more attentive, high-quality care.
- As we plan for the future, we're listening to the needs of the entire community. Plans include a child care center to support working families and plus a welcoming gathering space where neighbors of all ages can connect, learn, celebrate, and build relationships. Together, these additions will create a vibrant campus that enriches lives across generations.

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THE VISION

Rooted in our mission to follow Christ's example to offer care and compassion to all who live, work, and visit our campus.

Phase 1: Skilled Nursing

- 4 new small homes will create neighborhoods south of and connected to the existing nursing home. Each will be home to 15 elders (60 elders total).
- Current Nursing Home building will offer new covered entrance, chapel, central offices, back of house services
- Estimated Cost: $26,500,000

Phase 2: Lakeside Terrace

- 2 new small homes will be built facing Harrison street. Each will be home to 8 clients (16 total)
- Estimated Cost: $10,000,000

Phase 3: Senior Housing

- 5 new independent living duplexes will be built with funding separate from the fundraising campaign.
- Cost not included in fundraising campaign

Future Phases:

- Child Day Care Center. Providing care for up to 30 children from the local community.
- Community Center focused on Health and Wellness bringing community and our campus together

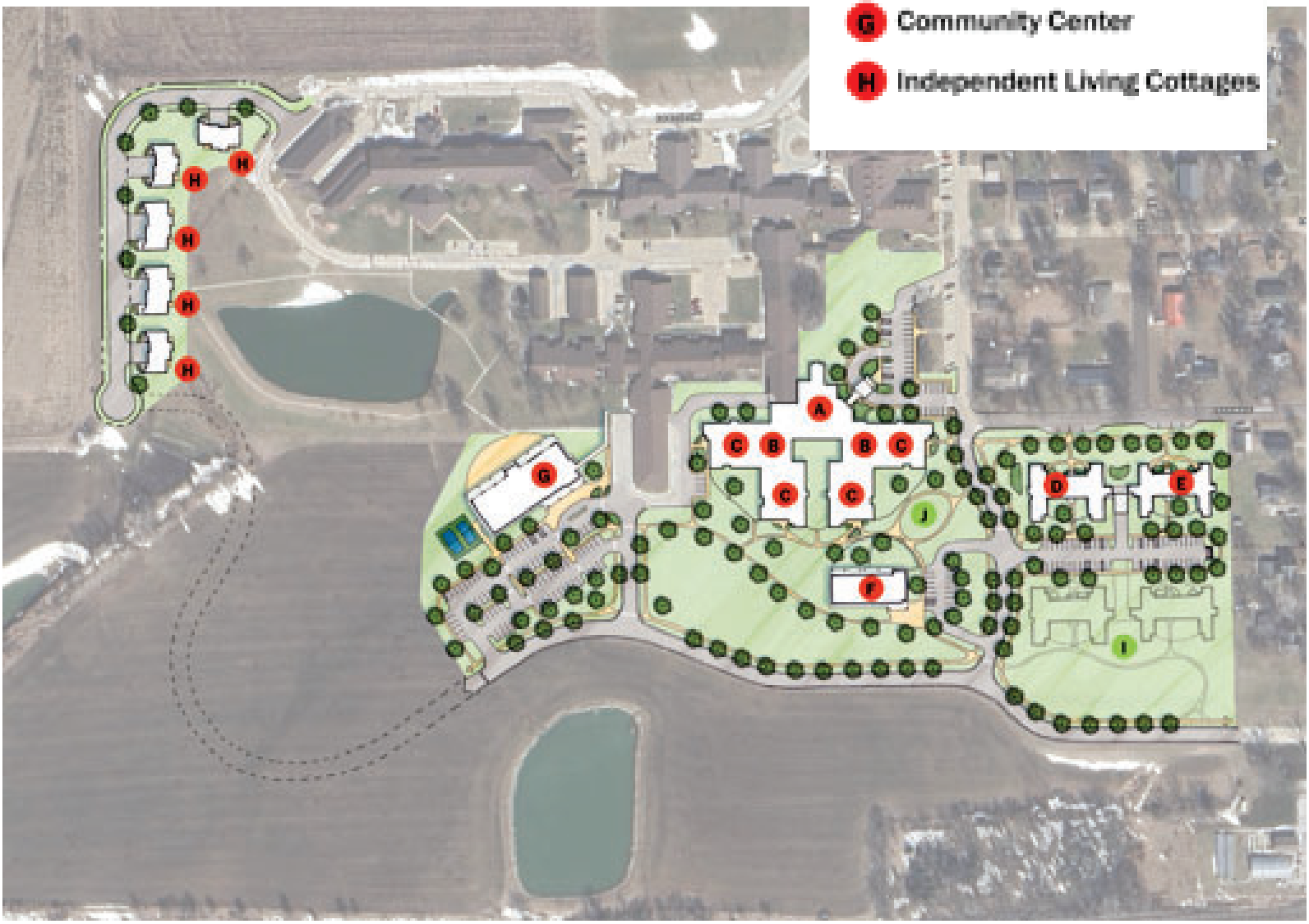


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PLANNING • DESIGN

Buildings

- A SNF Village Commons
- B SNF Neighborhoods
- C SNF Resident Homes
- D Lakeside Terrace (I/DD H.F.)
- E Lakeside Terrace (I/DD Acute)
- F Child Day Care
- G Community Center
- H Independent Living Cottages



Apostolic Christian Retirement Village New Campus Campaign

THE DIFFERENCE

Our mission continues to be to glorify God with compassionate service to people, their families, and our staff with the love of Christ, building a community where care and culture empower each one to live life to God's intended fullness.



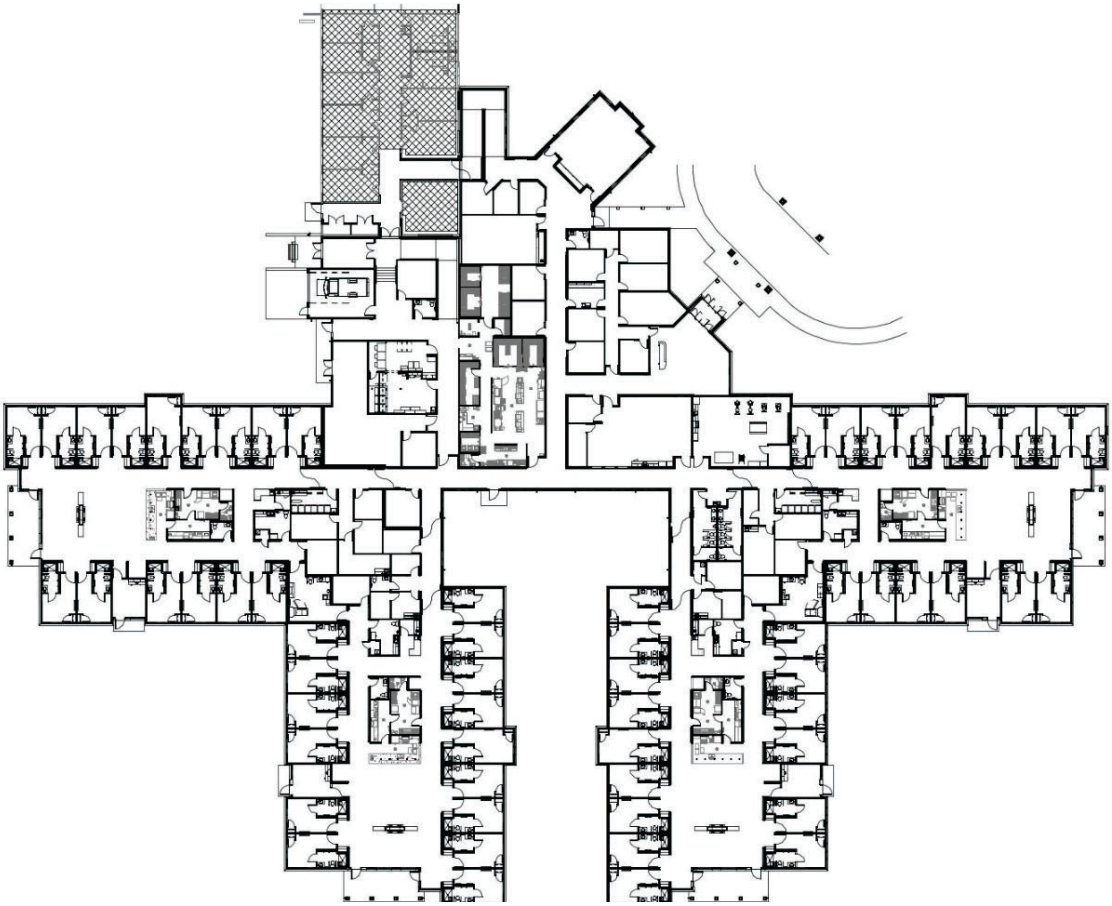
"I believe the small-home, family-style care model transforms the skilled nursing experience by creating an environment that feels personal, familiar, and truly centered around each elder. With consistent caregivers, meaningful relationships, and daily routines shaped by individual preferences, elders experience greater comfort, dignity, and overall wellbeing. This approach goes beyond providing care—it creates a meaningful quality of life and a place that genuinely feels like home. We are building something far greater than just a new nursing home."
– Deb Painter, Director of Nursing

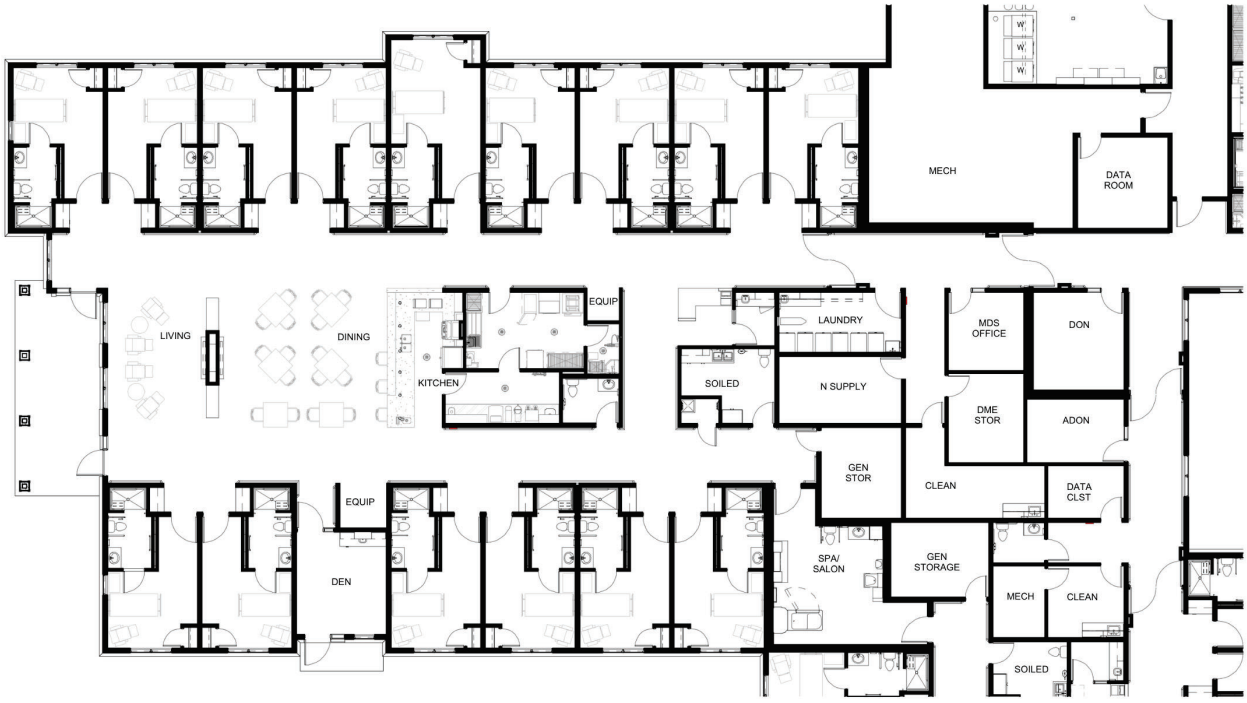
Skilled Nursing Small Homes

- An open floor plan that encourages comfortable, natural daily living.
- Private rooms for each elder that includes private bathroom with shower.
- Thoughtful, intentional design that allows staff to work more efficiently, so they can focus on what matters most—the elder.
- An open kitchen encourages interaction and involvement in meal preparation, while familiar aromas and shared daily tasks help stimulate appetite and support overall health and well-being.
- Fellowship and meaningful relationships enrich traditional group style activities, creating deeper connection and supporting a fuller, more vibrant life.



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ADON
GEN STOR
CLEAN
DATA CLST
EQUIP
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MECH
CLEAN
SOILED

Apostolic Christian Retirement Village New Campus Campaign

THE Belonging

Our mission is to create exceptional living and working environments for adults with disabilities.

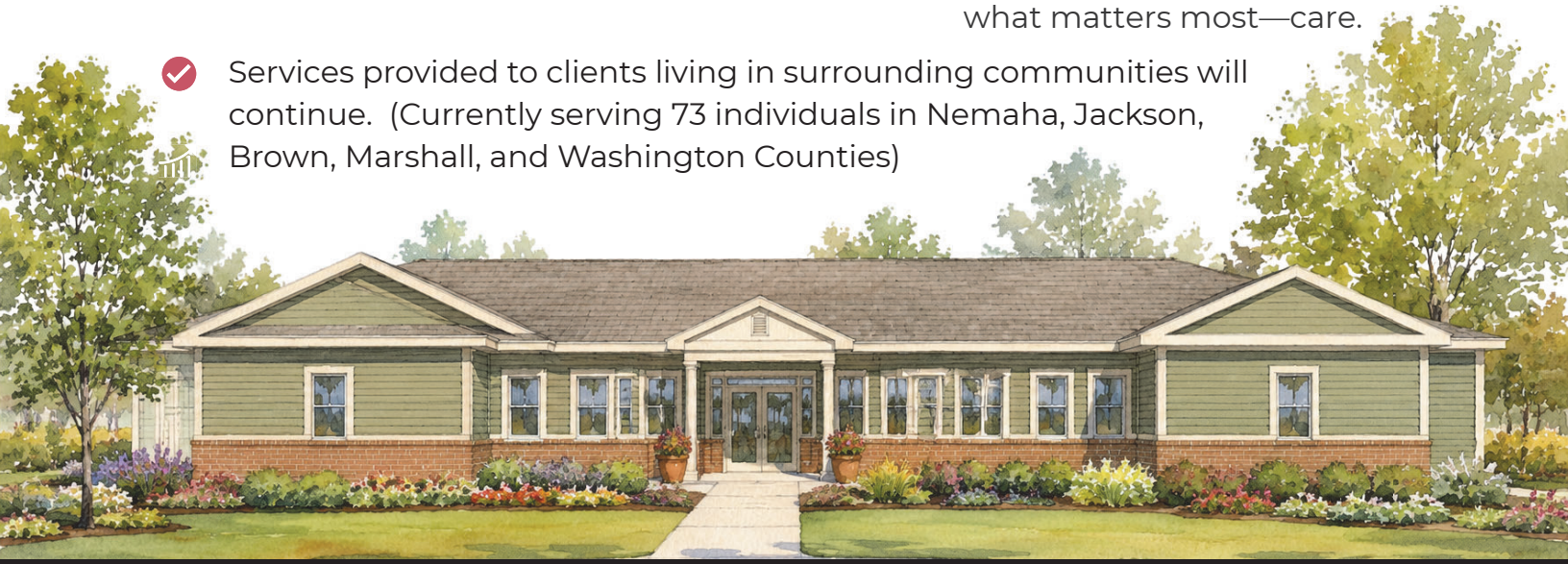


"God has blessed most of us with the ability to provide for ourselves. Those with special needs do not possess this capability, but they have the same desire for a place to call home. Providing one home where they can age with dignity, keep their own space, and receive the care they need through every stage of life would be an incredible blessing.

Lakeside has provided compassionate care while allowing our loved one to keep her independence. We hope this project can provide a home where she—and others in our community—can receive the care they need throughout their lives." - family of Lakeside client

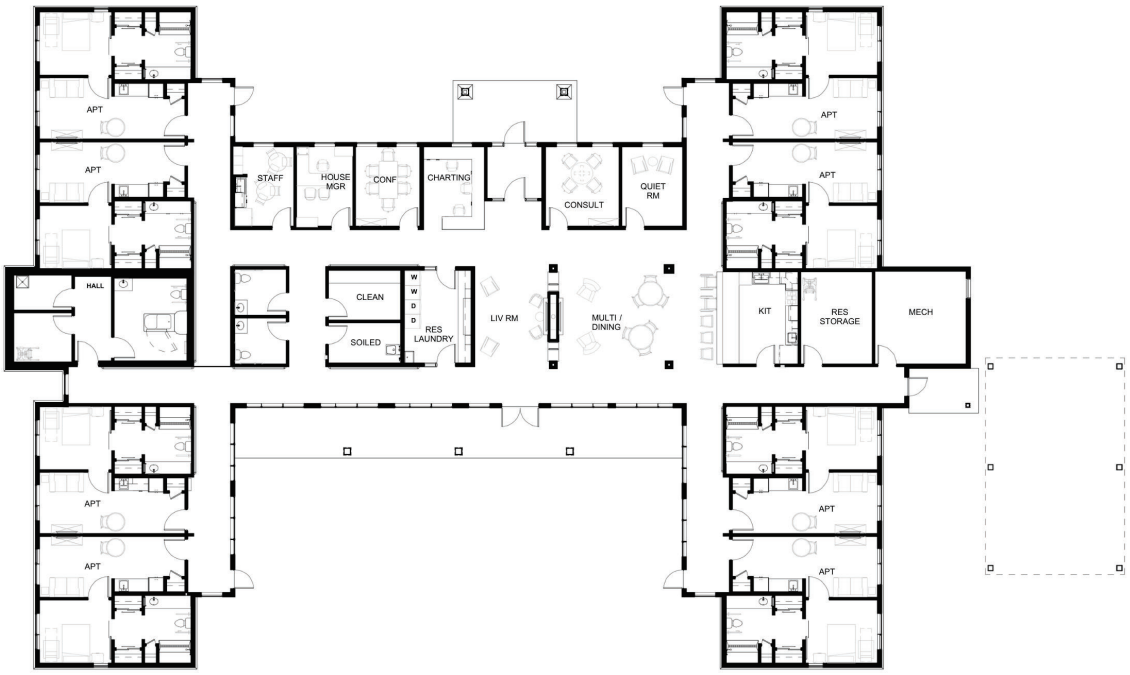
Lakeside Terrace

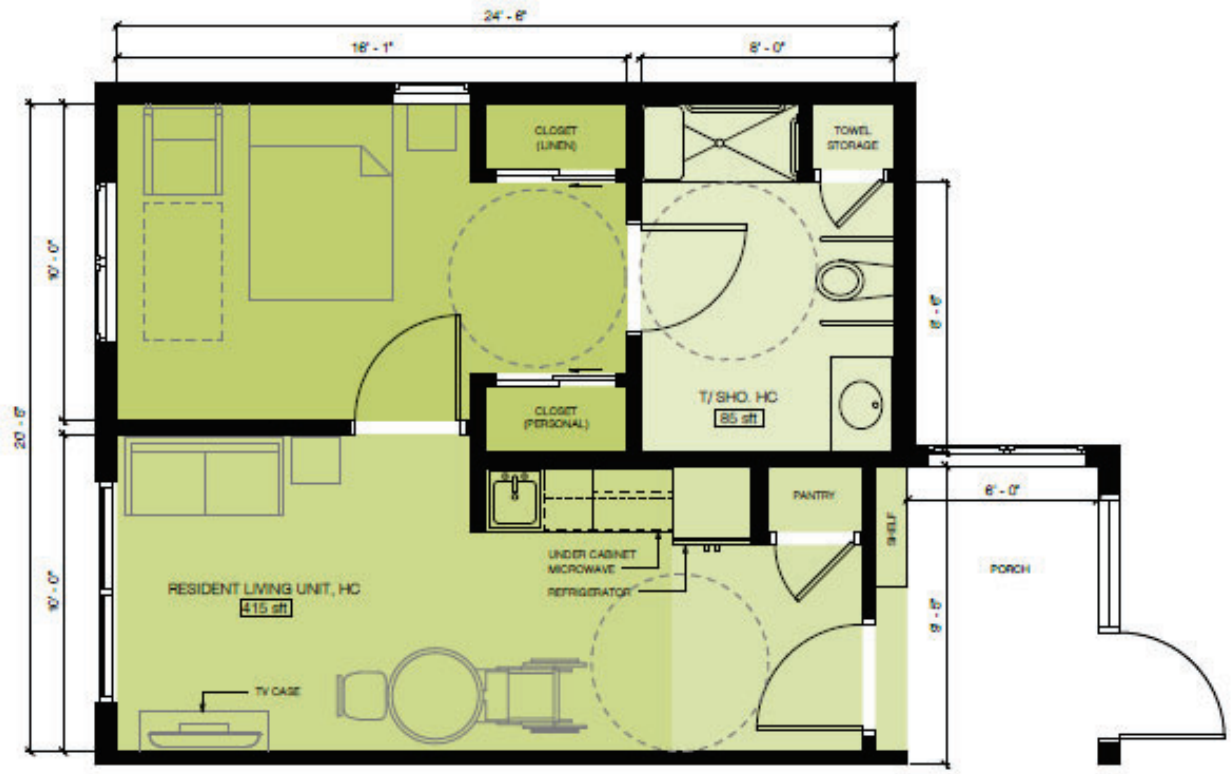
- An open floor plan that encourages comfortable, natural daily living.
- 8 apartments in each home with options for studio or 1 bedroom layout
- Transition to an environment where clients are better able to engage and interact in the community
- Thoughtful, intentional design that allows staff to work more efficiently, so they can focus on what matters most—care.
- Services provided to clients living in surrounding communities will continue. (Currently serving 73 individuals in Nemaha, Jackson, Brown, Marshall, and Washington Counties)



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RDg...
PLANNING ● DESIGN





Apostolic Christian Retirement Village New Campus Campaign

THE OPPORTUNITY

This campaign is an opportunity to create lasting impact—supporting compassionate care, empowering dedicated staff, enriching the lives of elders and families, and strengthening the Sabetha community for generations.



"As Chair of the Fundraising Committee, I believe this project is a meaningful opportunity for donors to make a present and lasting difference in the lives of seniors and others in need. Every gift will help create a future where people are surrounded by personal care, dignity, and connection, while also strengthening families and our community for generations to come. Construction will begin as fundraising goals are reached for each phase, with the entire project anticipated to be completed within the next three years." - Todd Rokey

Total Fundraising Goal: $20,000,000

Ways to give

- One time cash donation
- Multi-year pledge/donation
- Qualified Charitable Distributions (QCDs) from Required Minimum Distributions
- Gifts of Appreciated Stock
- Donor-Advised Funds (DAFs)
- Gifts of grain
- Real Estate
- Life Insurance

If you have specific questions or would like to discuss the project and opportunity in more detail, contact Rick Aberle at (785) 284-3471 or anyone listed below:

Board of Directors
Dave Eisenbise, President (785) 285-8377
Steven Edelman (785) 285-0031
Jason Kaeb (785) 285-2079
Dayton Menold (785) 547-6000
Loren Edelman (785) 285-1632

Fundraising Committee Chairman
Todd Rokey (785) 285-0050

Apostolic Christian Retirement Village New Campus Campaign

THE Plan

Bringing this vision to life will require faithful stewardship and generous support. The following plan outlines the phases and giving opportunities that will help shape the future of Apostolic Christian Retirement Village.



Phase 1: 4 Small Homes, Skilled Nursing	Estimated Cost:	$26,500,000
Phase 2: 2 Small Homes (8 apts), Lakeside Terrace	Estimated Cost:	$10,000,000
Phase 3: Senior Housing	Estimated Cost:	$500,000
Future Phase: Child Day Care and Community Center		
Total Project	Estimated Cost:	$37,000,000

Total Amount to be Fundraised: $20,000,000

Phase 1 Funding Goal (Break Ground)	$10,000,000



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