



**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.**  
**36 Research Park Court**  
**Weldon Spring, Missouri 63304-5616**  
**(636) 229-7900**

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**STICKER TO OFFERING CIRCULAR**  
**\$60,000,000**  
**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**INVESTMENT CERTIFICATES**  
**FOR PENNSYLVANIA RESIDENTS ONLY**

The Fund is offering its Investment Certificates pursuant to an exemption provided in Section 203(d) of the Pennsylvania Securities Act of 1972. Accordingly, the Fund will preserve the books and records of the Fund's offering made in Pennsylvania in compliance with the provisions of 64 Pennsylvania Code §209.010(a) during the period of the Offering and for a period of three years following the last sale of securities made in Pennsylvania or one year after the disposition of all proceeds, whichever is longer.

**By purchasing an Investment Certificate pursuant to the exemption provided in Section 203(d) of the Pennsylvania Securities Act of 1972, Pennsylvania residents agree not to sell the securities purchased under the exemption within 12 months after the date of purchase, except in accordance with 64 Pennsylvania Code § 204.011**

*The information contained in this Sticker to Offering Circular dated April 15, 2018 (the "Sticker"), supersedes any conflicting information contained in the United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund Offering Circular dated April 15, 2018 (the "Offering Circular").*



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**OFFERING CIRCULAR**  
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**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**INVESTMENT CERTIFICATES**

We – the United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund, a church extension fund (referred to as “we”, “our”, “us”, or the “Fund”), are offering up to \$60,000,000 in investment certificates (the “Certificates”) to raise money to make loans to churches, agencies and organizations affiliated with The United Pentecostal Church International, a pro forma decree corporation organized under the laws of the State of Missouri based in Weldon Spring, Missouri (“UPCI”) and support the mission of UPCI, including churches, districts, schools, colleges, ministries, mission organizations or other organizations that are affiliated with UPCI. The Fund has been organized as a public benefit corporation under the Missouri Nonprofit Corporation Act to perform the functions of, to carry out the purposes of, and to be supervised or controlled by UPCI and will operate a loan fund that will assist churches, ministries, colleges, agencies, districts, missions and charitable funds sponsored by and affiliated with UPCI.

We will offer and sell the Certificates pursuant to the terms and conditions set forth in this Offering Circular (“Offering”) from April 1, 2018 through March 31, 2019 or such period as may be authorized under permits, authorization or notices granted by applicable state securities laws. No offer may be made, however, in any state which requires that an exemption notice be issued, permit granted or other approval granted before an offer can be made. We may also supplement this Offering Circular from time to time to provide you with updates of material information concerning us or the Certificates. Under this Offering, we will offer four types of Certificates: Term Certificates, Institutional Certificates, Support Certificates and Demand Certificates. We are offering one-year, three-year and five-year Term Certificates at a fixed interest rate. Interest rates on our one-year, three-year and five-year Term Certificates are shown below, but we reserve the right to adjust the rates on our Term Certificates prospectively. When we provide a supplement to you, such supplement will be made a part of this Offering Circular. Please call us to obtain our current rates or visit our website at [www.upcloanfund.org](http://www.upcloanfund.org).

**\$60,000,000**  
**INVESTMENT CERTIFICATES**

<u>Type of Security Offered</u>	<u>Maturity</u>	<u>Minimum Investment*</u>	<u>Fixed Interest Rate</u>
a. Term Certificate *	One-Year	\$2,500	1.50%
	One Year	\$5,000	2.00%
	Three-Year	\$2,500	2.00%
	Three-Year	\$5,000	2.50%
	Five-Year	\$2,500	2.00%
	Five-Year	\$5,000	3.00%
b. Institutional Certificate (included within the Term Certificates authorized for issuance)		\$100,000	Negotiated
c. Support Certificates		\$1,000	***
d. Demand Certificates **		\$250	1.15%

\* The minimum investment amount is \$2,500 for any Term Certificate. Investors may purchase a one-year, three-year or five-year Term Certificate with a minimum purchase of \$2,500 at a fixed interest rate of 1.5%, 2.0% and 2.5%, respectively. If investors invest a minimum amount of \$5,000, the interest rate on a one-year, three year and five year Term Certificate will be 2.0%, 2.5% and 3.0%, respectively.

\*\* Interest rates vary from time to time on the Demand Certificates. The interest rates we pay on Term Certificates are fixed for their term but the rates offered on new Term Certificates vary from time to time. If different from the rates set forth above, the applicable interest rates at the time of purchase will be reflected in a Rate Sheet accompanying the Application to Purchase. When a Certificate is purchased, the interest rate may not be changed during the term of the investment.

\*\*\* Interest rates on Support Certificates is set by individual investors within a specified range offered by the Fund.

The date of this Offering is April 15, 2018

Our Demand Certificates may be redeemed by you, in whole or in part, at any time upon at least thirty (30) days prior written notice to us, subject to the availability of funds. The minimum investment amount for the Demand Certificates is \$250. Interest on Demand Certificates is compounded at the end of each calendar quarter. Interest on Term Certificates and Support Certificates is compounded at the end of each quarter, unless you choose to have interest paid to you by check. Interest paid when due is paid as simple interest, while interest that is compounded results in a higher yield to maturity than a simple fixed interest rate.

This Offering is subject to certain risks more particularly described on pages 4 - 13 of the Offering Circular. **The Certificates are not FDIC insured, are not a federally insured savings or deposit account or insured by any state or federal agency.** Payment of the Certificates is not guaranteed by The United Pentecostal Church International. See also "STATE SPECIFIC INFORMATION" beginning on page iv for information particular to your State.

The Certificates may not be available for purchase in all states and investors must meet certain eligibility criteria in some states. This shall not constitute an offer to sell or solicitation of an offer to purchase, nor shall there be any sale of Certificates in any state, province or jurisdiction where such offer, solicitation or sale is not authorized. All sales of the Certificates are made solely by the Offering Circular. We reserve the right to terminate or discontinue the Offering of the Certificates at any time.

No sinking fund or trust indenture will be used in connection with this Offering. Investors must rely on the financial condition of the Fund for repayment, the quality of mortgage loan investments made by the Fund, ability of the Fund to attract new investors, the renewal or reinvestment of a significant portion of any maturing Certificates and other risks more particularly described on pages 4-13 of the Offering Circular. All of the Certificates are unsecured debts of the Fund.

#### **SPECIAL DISCLOSURES**

We do not use underwriters or outside selling agents to sell the Certificates and we do not pay any direct or indirect commissions for the sale of the Certificates. All sales will be made through our directors, officers and employees. After paying offering expenses, which are expected to be approximately \$45,000, we will receive 100% of the remaining proceeds from the sale of the Certificates. From time to time, we may distribute advertising material through UPCI affiliated churches, districts and agencies, make presentations in such churches, publish information about the Fund and Certificates in UPCI publications and UPCI affiliated agencies and deliver materials to potential investors. No Certificate may be purchased on our website, but investors will be given the option to purchase a Certificate delivering an electronic signature and providing consent to receiving electronic delivery of investment notices, documents and statements. We offer the Certificates only through this Offering Circular. Except for the Offering Circular, amendments or supplements thereto and applicable Rate Sheets that may be published on our website, the information on our website is not part of the Offering Circular.

THESE CERTIFICATES MAY EITHER BE REGISTERED OR EXEMPT FROM REGISTRATION IN THE VARIOUS STATES OR JURISDICTIONS IN WHICH THEY ARE OFFERED OR SOLD BY THE FUND. THIS OFFERING CIRCULAR HAS BEEN FILED WITH THE SECURITIES ADMINISTRATORS IN CERTAIN STATES OR JURISDICTIONS THAT REQUIRE IT FOR REGISTRATION OR EXEMPTION.

THESE CERTIFICATES ARE ISSUED PURSUANT TO A CLAIM OF EXEMPTION FROM REGISTRATION UNDER SECTION 3(a)(4) OF THE FEDERAL SECURITIES ACT OF 1933. A REGISTRATION STATEMENT RELATING TO THE CERTIFICATES HAS NOT BEEN FILED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION.

THESE CERTIFICATES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT DETERMINED THE ACCURACY, ADEQUACY, TRUTHFULNESS, OR COMPLETENESS OF THIS OFFERING CIRCULAR AND HAVE NOT PASSED UPON THE MERIT OR VALUE OF THESE CERTIFICATES, OR APPROVED, DISAPPROVED, OR ENDORSED THE OFFERING. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE FUND AND THE TERMS OF THE OFFERING, INCLUDING THE DISCLOSURE, MERITS, AND RISKS INVOLVED.

THE CERTIFICATES ARE NOT SAVINGS OR DEPOSIT ACCOUNTS OR OTHER OBLIGATIONS OF A BANK AND ARE NOT INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION, ANY STATE BANK INSURANCE FUND, OR ANY OTHER GOVERNMENTAL AGENCY. THE PAYMENT OF PRINCIPAL AND INTEREST TO AN INVESTOR IN THE CERTIFICATES IS DEPENDENT UPON THE FUND'S FINANCIAL CONDITION. ANY PROSPECTIVE INVESTOR IS ENTITLED TO REVIEW THE FUND'S MOST RECENT FINANCIAL STATEMENTS, WHICH SHALL BE FURNISHED AT ANY TIME DURING BUSINESS HOURS UPON REQUEST.

THE CERTIFICATES ARE NOT OBLIGATIONS OF, NOR GUARANTEED BY, UPCI, THE UNITED PENTECOSTAL FOUNDATION, INC., OR BY ANY CHURCH, DISTRICT, INSTITUTION, OR AGENCY ASSOCIATED WITH UPCI.

NO PERSON HAS BEEN AUTHORIZED TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATION IN CONNECTION WITH THIS OFFERING OTHER THAN THOSE CONTAINED IN THIS OFFERING CIRCULAR, OR IN ANY SUPPLEMENT THERETO, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATION MUST NOT BE RELIED ON AS HAVING BEEN MADE BY THE FUND.

THESE CERTIFICATES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM. INVESTORS SHOULD BE AWARE THAT THEY WILL BE REQUIRED TO BEAR THE FINANCIAL RISKS OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

YOU ARE ENCOURAGED TO CONSIDER THE CONCEPT OF INVESTMENT DIVERSIFICATION WHEN DETERMINING THE AMOUNT OF CERTIFICATES THAT WOULD BE APPROPRIATE FOR YOU TO PURCHASE IN RELATION TO YOUR OVERALL INVESTMENT PORTFOLIO, RISK TOLERANCE, AND PERSONAL FINANCIAL NEEDS. THE INFORMATION IN THIS OFFERING CIRCULAR IS NOT INTENDED TO BE LEGAL, INVESTMENT, OR PROFESSIONAL TAX ADVICE. EACH INVESTOR'S UNIQUE CIRCUMSTANCES—FINANCIAL AND OTHERWISE—ARE IMPORTANT FACTORS IN DETERMINING THE CONSEQUENCES OF AN INVESTMENT. FOR INFORMATION ABOUT THE LEGAL, INVESTMENT, OR TAX CONSEQUENCES OF INVESTING IN OUR CERTIFICATES, YOU SHOULD CONSULT YOUR OWN ATTORNEY, ACCOUNTANT, OR INVESTMENT ADVISOR.

### **FORWARD-LOOKING STATEMENTS**

This Offering Circular contains forward-looking statements about our plans, strategies, objectives, goals and expectations. These forward-looking statements are identifiable by words or phrases indicating that we “expect”, “anticipate”, “plan”, “believe”, or “intend” that a particular event may or will occur in the future or similarly stated expectations.

Forward-looking statements are subject to many factors, including the risk factors beginning on page 4 and other information contained in this Offering Circular that could cause actual results to differ materially from the stated expectations. We undertake no obligation to update or revise any forward-looking statements to reflect developments or information obtained after the date of this Offering Circular.

## STATE SPECIFIC INFORMATION

PERSONS RESIDING IN THE STATES OF ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, IDAHO, INDIANA, KANSAS, KENTUCKY, MICHIGAN, MISSOURI, OKLAHOMA, PENNSYLVANIA, SOUTH DAKOTA AND WASHINGTON MAY NOT PURCHASE A CERTIFICATE UNLESS PRIOR TO THE RECEIPT OF THE OFFERING CIRCULAR YOU WERE AN EXISTING INVESTOR OR MEMBER, ADHERENT, OR CONTRIBUTOR TO THE FUND OR CHURCHES AND MINISTRIES AFFILIATED WITH UPCI, OR IN ANY PROGRAM ACTIVITY, OR ORGANIZATION WHICH CONSTITUTES A PART OR HAS A PROGRAMMATIC RELATIONSHIP WITH UPCI. OTHER STATES MAY IMPOSE SIMILAR QUALIFICATIONS ON ELIGIBLE INVESTORS AS A CONDITION TO THIS OFFERING BEING REGISTERED OR QUALIFYING FOR AN EXEMPTION FROM REGISTRATION IN SUCH STATES.

### ALABAMA

THE SALE OF THE CERTIFICATES WILL BE EXEMPT FROM REGISTRATION UNDER SECTION 8-6-10 (8) OF THE CODE OF ALABAMA, 1975, PROVIDED THAT (i) THE FUND IS NOT OPERATED FOR PRIVATE PROFIT BUT EXCLUSIVELY FOR RELIGIOUS AND CHARITABLE PURPOSES; AND (ii) THE FUND FIRST FILES A WRITTEN NOTICE WITH THE ALABAMA SECURITIES COMMISSION AND THE COMMISSION DOES NOT BY ORDER DISALLOW THE EXEMPTION WITHIN 15 DAYS THEREOF.

### ARIZONA

IN ARIZONA, THE EFFECTIVE TERM FOR THE OFFER, SALE AND RENEWAL OF THE CERTIFICATES IS ONE YEAR, WITH THE OPTION TO RENEW FOR CONSECUTIVE ONE-YEAR PERIODS AS PROVIDED UNDER SECTION 44-1899 OF THE ARIZONA REVISED STATUTES. THE RENEWAL OR AUTOMATIC REINVESTMENT OF ANY CERTIFICATE, AS DESCRIBED ON PAGE 38 OF THE OFFERING CIRCULAR WILL BE CONTINGENT UPON THE CERTIFICATES HAVING A VALID REGISTRATION AT THE TIME OF MATURITY AND RENEWAL.

### ARKANSAS

AT MATURITY OF A TERM CERTIFICATE, IF WE DETERMINE THAT THE INVESTOR'S LAST KNOWN ADDRESS ON FILE WITH US IS NOT THEN GOOD, AND NOT FORWARDABLE BY THE U.S. POSTAL SERVICE, WE WILL HAVE NO FURTHER OBLIGATION TO LOCATE THE INVESTOR, AND WILL RELY ON THE INVESTOR TO CONTACT US WITH A REQUEST FOR REDEMPTION. IF THE INVESTOR DOES NOT CONTACT US WITHIN SEVEN (7) YEARS OF MATURITY OF THE CERTIFICATE, THE PROCEEDS OF THE CERTIFICATE WILL BE ESCHEATED TO THE STATE OF ARKANSAS (SEE "DESCRIPTION OF CERTIFICATES - REDEMPTION OF CERTIFICATES AT MATURITY" AT PAGE 38).

### CALIFORNIA

THE OFFERING OF CERTIFICATES DESCRIBED IN THIS OFFERING CIRCULAR HAVE BEEN AUTHORIZED BY A QUALIFICATION BY PERMIT GRANTED BY THE COMMISSIONER OF CORPORATIONS OF THE STATE OF CALIFORNIA. THE CERTIFICATES HAVE NOT BEEN RECOMMENDED OR ENDORSED BY THE COMMISSIONER OF CORPORATIONS OF THE STATE OF CALIFORNIA. ANY REINVESTMENT OF CERTIFICATES BY INVESTORS IN CALIFORNIA CAN ONLY BE MADE IF THERE IS A CURRENTLY EFFECTIVE QUALIFICATION.

WE WILL PROVIDE CALIFORNIA INVESTORS WITH AT LEAST 30 DAYS PRIOR WRITTEN NOTICE OF THE MATURITY DATE, THEN-EXISTING INTEREST RATE INFORMATION, AND A COPY OF THE THEN-EXISTING OFFERING CIRCULAR (IF DIFFERENT THAN THIS OFFERING CIRCULAR). YOU MAY ELECT TO NOT RENEW YOUR CERTIFICATE BY PROVIDING US WITH YOUR WRITTEN NOTICE PRIOR TO YOUR CERTIFICATE'S MATURITY DATE. IF WE *RECEIVE* YOUR NOTICE, WE WILL PAY YOU THE FUNDS DUE ON YOUR CERTIFICATE UPON ITS MATURITY. IF WE DO NOT RECEIVE YOUR NOTICE, YOUR CERTIFICATE WILL RENEW AT THE THEN-EXISTING TERMS AND INTEREST RATE.

### FLORIDA

THIS OFFERING OF CERTIFICATES IS NOT REGISTERED, AND IS EXEMPT FROM REGISTRATION UNDER SECTION 517.051(9), FLORIDA STATUTES. OFFERS AND SALES OF THE CERTIFICATES IN

FLORIDA MAY ONLY BE MADE BY PERSONS REGISTERED WITH THE OFFICE OF FINANCIAL REGULATION, DIVISION OF SECURITIES. WE ARE REGISTERED TO SELL OUR OWN SECURITIES AS AN ISSUER/DEALER IN FLORIDA AND THESE SECURITIES WILL BE OFFERED SOLELY THROUGH OUR CORPORATE OFFICERS AND EMPLOYEES WHO ARE REGISTERED IN FLORIDA AS ASSOCIATED PERSONS.

## **GEORGIA**

THESE CERTIFICATES HAVE BEEN REGISTERED WITH THE SECURITIES COMMISSIONER OF THE STATE OF GEORGIA. THE SECURITIES COMMISSIONER, BY ACCEPTING REGISTRATION DOES NOT IN ANY WAY ENDORSE OR RECOMMEND THE PURCHASE OF ANY OF THESE CERTIFICATES.

ANY PERSON WHO PURCHASES THE CERTIFICATES OFFERED HEREBY SHALL HAVE THE UNQUALIFIED AND UNWAIVABLE RIGHT TO RESCIND SUCH PURCHASE WITHIN 72 HOURS OF THE EXECUTION OF A WRITTEN AGREEMENT TO PURCHASE ANY SECURITIES OFFERED HEREBY, THE DELIVERY OF A CONFIRMATION OF SALE OR PAYMENT FOR ANY CERTIFICATES OFFERED HEREBY, WHICHEVER SHALL OCCUR FIRST. RESCISSION MAY BE ACCOMPLISHED BY COMPLETING AND MAILING THE FORM PROVIDED IN EXHIBIT C OF THIS OFFERING CIRCULAR.

IN ORDER TO REMAIN IN COMPLIANCE WITH THE POLICIES ESTABLISHED BY THE GEORGIA DIVISION OF SECURITIES AND BUSINESS REGULATION, AUTOMATIC REINVESTMENT AT MATURITY (AS DISCUSSED ON PAGE 38) WILL NOT BE OFFERED TO GEORGIA INVESTORS. THE FUND WILL REQUIRE WRITTEN NOTICE OF INTENT TO RENEW FROM GEORGIA INVESTORS AT OR PRIOR TO THE MATURITY OF THEIR INVESTMENT, AND IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE CERTIFICATE WILL BE CLOSED AND THE PRINCIPAL OF THE CERTIFICATE, TOGETHER WITH ANY INTEREST PAYABLE, WILL BE RETURNED TO THE INVESTOR`.

## **IDAHO**

THIS OFFERING OF CERTIFICATES IS NOT REGISTERED, AND IS EXEMPT FROM REGISTRATION UNDER THE IDAHO UNIFORM SECURITIES ACT (2004), SECTION 30-14-202(14).

## **KENTUCKY**

THE CERTIFICATES ARE ISSUED PURSUANT TO A CLAIM OF EXEMPTION FROM REGISTRATION UNDER KRS 292.400(9) OF THE KENTUCKY SECURITIES ACT.

## **INDIANA**

THESE ARE SPECULATIVE SECURITIES. THE INDIANA SECURITIES DIVISION HAS NOT IN ANY WAY PASSED UPON THE MERITS OR QUALIFICATIONS OF OR RECOMMENDED OR GIVEN APPROVAL TO, THE SECURITIES HEREBY OFFERED, OR PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

## **LOUISIANA**

THESE SECURITIES HAVE BEEN REGISTERED WITH THE SECURITIES COMMISSIONER OF THE STATE OF LOUISIANA. THE SECURITIES COMMISSIONER, BY ACCEPTING REGISTRATION, DOES NOT IN ANY WAY ENDORSE OR RECOMMEND THE PURCHASE OF ANY OF THESE SECURITIES. WE WILL NOT SELL DEMAND CERTIFICATES IN THE STATE OF LOUISIANA.

INVESTMENT CERTIFICATES HELD BY LOUISIANA RESIDENTS WILL NOT RENEW AUTOMATICALLY UPON MATURITY. INSTEAD, LOUISIANA INVESTORS WILL RECEIVE THE SAME TYPE OF MATURITY NOTICE AS THAT DESCRIBED FOR CERTIFICATES ON PAGE 38, AND LOUISIANA INVESTORS WILL HAVE THE OPPORTUNITY TO NOTIFY US IF THEY INTEND TO RENEW THEIR INVESTMENTS. LOUISIANA INVESTORS WHO DO NOT REQUEST RENEWAL WILL HAVE THEIR FUNDS PROMPTLY RETURNED, SUBJECT TO THE AVAILABILITY OF FUNDS. WE HAVE NO OBLIGATION TO PAY INTEREST AND NO ONE HAS THE RIGHT TO RECEIVE INTEREST FOLLOWING THE MATURITY OF A CERTIFICATE, UNLESS THE CERTIFICATE IS REINVESTED IN

ACCORDANCE WITH THE PROCEDURE STATED ABOVE.

WE WILL PROVIDE LOUISIANA INVESTORS WITH AT LEAST 30 DAYS PRIOR WRITTEN NOTICE OF THE MATURITY DATE, THEN-EXISTING INTEREST RATE INFORMATION, AND A COPY OF THE THEN-EXISTING OFFERING CIRCULAR (IF DIFFERENT THAN THIS OFFERING CIRCULAR). IF YOU DO NOT DESIRE TO RENEW YOUR CERTIFICATE, YOU MUST PROVIDE US WITH WRITTEN NOTICE OF YOUR INTENT NOT TO RENEW ON OR PRIOR TO YOUR CERTIFICATE'S MATURITY DATE. IF WE RECEIVE SUCH NOTICE, WE WILL PAY YOU THE FUNDS DUE ON YOUR CERTIFICATE UPON ITS MATURITY.

#### **MARYLAND**

THESE CERTIFICATES ARE EXEMPT FROM REGISTRATION IN THE STATE OF MARYLAND PURSUANT TO AN ELEEMOSYNARY EXEMPTION ORIGINALLY GRANTED UNDER SECTION 11-601(9) OF THE MARYLAND SECURITIES ACT AND CHAPTER .04, REGULATION .01 OF THE BLUE SKY REGULATIONS.

#### **MICHIGAN**

THESE CERTIFICATES ARE OFFERED PURSUANT TO EXEMPTION MCL 451.2201(G) OF THE MICHIGAN UNIFORM SECURITIES ACT. A REGISTRATION STATEMENT RELATING TO THESE CERTIFICATES HAS NOT BEEN FILED WITH THE OFFICE OF FINANCIAL AND INSURANCE SERVICES, SECURITIES SECTION, MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH, OR WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION. NEITHER THE OFFICE OF FINANCIAL AND INSURANCE SERVICES NOR THE COMMISSION HAS PASSED UPON THE VALUE OF THESE CERTIFICATES, MADE ANY RECOMMENDATIONS AS TO THEIR PURCHASE, APPROVED OR DISAPPROVED THE OFFERING, OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

#### **MINNESOTA**

THESE CERTIFICATES ARE ISSUED PURSUANT TO AN EXEMPTION FROM REGISTRATION UNDER THE MINNESOTA UNIFORM SECURITIES ACT, SECTION 80A.45(7).

#### **MISSISSIPPI**

THIS OFFERING OF CERTIFICATES IS NOT REGISTERED, AND IS EXEMPT FROM REGISTRATION UNDER THE UNIFORM SECURITIES ACT OF MISSISSIPPI, SECTION 75-71-201(9).

#### **OHIO**

IN ORDER TO REMAIN IN COMPLIANCE WITH THE POLICIES ESTABLISHED BY THE OHIO DIVISION OF SECURITIES, AUTOMATIC REINVESTMENT AT MATURITY (AS DISCUSSED ON PAGE 38) WILL NOT BE OFFERED TO OHIO INVESTORS. THE FUND WILL REQUIRE POSITIVE AFFIRMATION FROM OHIO INVESTORS AT OR PRIOR TO MATURITY OF THEIR INVESTMENT IN ORDER TO REINVEST THEIR CERTIFICATE, AND IN THE ABSENCE OF SUCH POSITIVE AFFIRMATION THE CERTIFICATE WILL BE CLOSED AND THE PRINCIPAL OF THE CERTIFICATE, TOGETHER WITH ANY INTEREST PAYABLE, WILL BE RETURNED TO THE INVESTOR.

#### **OREGON**

AUTOMATIC RENEWAL UPON MATURITY OF A CERTIFICATE, AS PROVIDED IN THIS OFFERING CIRCULAR (SEE "DESCRIPTION OF CERTIFICATES - REDEMPTION OF CERTIFICATES AT MATURITY" AT PAGE 38), IS AVAILABLE TO OREGON RESIDENTS ONLY UNDER LIMITED CIRCUMSTANCES. CERTIFICATES MAY BE AUTOMATICALLY RENEWED FOR THE SAME TERM AS THE ORIGINAL CERTIFICATE OR FOR A TERM OF SIX (6) MONTHS, WHICHEVER IS SHORTER. THE INTEREST RATE ON ANY CERTIFICATE RENEWED IN THIS MANNER WILL BE THE RATE IN EFFECT AT THE TIME OF RENEWAL, WHICH MAY BE HIGHER OR LOWER THAN THE PREVIOUS CERTIFICATE'S RATE. IT IS OUR POLICY TO DELIVER TO ALL INVESTORS A MATURITY NOTICE

AND CURRENT OFFERING CIRCULAR, TENDERED IN CONNECTION WITH AN OFFERING REGISTERED WITH THE OREGON DEPARTMENT OF CONSUMER AND BUSINESS SERVICES, A FULL THIRTY (30) DAYS IN ADVANCE OF THE MATURITY DATE OF THE ORIGINAL CERTIFICATE. IF YOU DECIDE NOT TO RENEW, YOU MUST SEND US NOTICE IN WRITING PRIOR TO THE MATURITY DATE OF YOUR CERTIFICATE, ALONG WITH YOUR CERTIFICATE (IF APPLICABLE), TO REDEEM YOUR FUNDS.

## **PENNSYLVANIA**

IF YOU HAVE ACCEPTED AN OFFER TO PURCHASE THESE CERTIFICATES AND HAVE RECEIVED A WRITTEN NOTICE EXPLAINING YOUR RIGHT TO WITHDRAW YOUR ACCEPTANCE PURSUANT TO SECTION 207(M)(2) OF THE PENNSYLVANIA SECURITIES ACT OF 1972, YOU MAY ELECT, WITHIN TWO BUSINESS DAYS FROM THE DATE OF RECEIPT BY THE ISSUER OF YOUR BINDING CONTRACT OF PURCHASE OR, IN THE CASE OF A TRANSACTION IN WHICH THERE IS NO BINDING CONTRACT OF PURCHASE, WITHIN TWO BUSINESS DAYS AFTER YOU MAKE THE INITIAL PAYMENT FOR THE CERTIFICATES BEING OFFERED, TO WITHDRAW YOUR ACCEPTANCE AND RECEIVE A FULL REFUND OF ALL MONEYS PAID BY YOU. YOUR WITHDRAWAL OF ACCEPTANCE WILL BE WITHOUT ANY FURTHER LIABILITY TO ANY PERSON. TO ACCOMPLISH THIS WITHDRAWAL, YOU NEED ONLY SEND A WRITTEN NOTICE (INCLUDING A NOTICE BY FACSIMILE OR ELECTRONIC MAIL) TO THE ISSUER INDICATING YOUR INTENTION TO WITHDRAW. IF AN INVESTOR CHOOSES TO WITHDRAW BY LETTER, IT IS PRUDENT TO SEND IT BY REGISTERED MAIL, RETURN RECEIPT REQUESTED, TO ENSURE THAT THE LETTER IS RECEIVED AND TO EVIDENCE THE TIME OF MAILING. AN INVESTOR MAKING AN ORAL REQUEST FOR WITHDRAWAL SHOULD ASK FOR WRITTEN CONFIRMATION THAT THE REQUEST HAS BEEN RECEIVED.

THESE SECURITIES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE DEPARTMENT OF BANKING AND SECURITIES OF THE STATE OF PENNSYLVANIA NOR HAS THE DEPARTMENT PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

IT IS THE POSITION OF THE PENNSYLVANIA DEPARTMENT OF BANKING AND SECURITIES THAT INDEMNIFICATION IN CONNECTION WITH VIOLATIONS OF SECURITIES LAWS IS AGAINST PUBLIC POLICY AND VOID.

EXEMPTION MATERIALS IN CONNECTION WITH THIS OFFERING HAVE BEEN FILED IN THE OFFICES OF THE PENNSYLVANIA DEPARTMENT OF BANKING AND SECURITIES, 17 NORTH SECOND STREET, SUITE 1300, HARRISBURG, PENNSYLVANIA 17101. THE REGISTRATION STATEMENT CONTAINS INFORMATION AND DOCUMENTS NOT INCLUDED IN THIS OFFERING CIRCULAR. THE DOCUMENTS AND ADDITIONAL INFORMATION ARE AVAILABLE FOR YOUR INSPECTION AT THE HARRISBURG, PENNSYLVANIA OFFICES OF THE DEPARTMENT DURING NORMAL BUSINESS HOURS WHICH ARE MONDAY THROUGH FRIDAY, 8:30 A.M. TO 5:00 P.M. TELEPHONE NUMBER: (717) 787-8061.

IN THIS OFFERING, OUR CERTIFICATES WILL BE SOLD IN PENNSYLVANIA ONLY TO PERSONS WHO WE DETERMINE TO BE IN THE ELIGIBLE CLASS OF INVESTORS AS SET FORTH UNDER THE HEADING "STATE SPECIFIC INFORMATION" ON PAGE IV. FOR PURPOSES OF SALES IN THE STATE OF PENNSYLVANIA, THE TERM "FAMILY MEMBERS" WHEN USED IN CONNECTION WITH THE ELIGIBLE CLASS OF INVESTORS MEANS ANY CHILD, STEPCHILD, GRANDCHILD, PARENT, STEPPARENT, GRANDPARENT, SPOUSE, AN AUNT, UNCLE, CHILD, CHILD OF A SPOUSE, SIBLING, MOTHER-IN-LAW, FATHER-IN-LAW, BROTHER-IN-LAW, SISTER-IN-LAW, SON-IN-LAW OR DAUGHTER-IN-LAW, OR AS SUCH TERM MAY BE AMENDED UNDER APPLICABLE LAWS OF THE STATE OF PENNSYLVANIA.

THESE CERTIFICATES ARE BEING OFFERED PURSUANT TO AN EXEMPTION PROVIDED IN SECTION 203(d) OF THE PENNSYLVANIA SECURITIES ACT OF 1972. PURCHASERS OF THESE CERTIFICATES AGREE NOT TO SELL OR TRANSFER THE CERTIFICATES PURCHASED WITHIN TWELVE (12) MONTHS AFTER THE DATE OF PURCHASE EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF 64 PENNSYLVANIA CODE § 203.041(b)(1) AND SECTION 203(d)(i) OF THE PENNSYLVANIA SECURITIES ACT OF 1972.



## **SOUTH CAROLINA**

THE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE UNIFORM SOUTH CAROLINA SECURITIES ACT OF 2005 IN RELIANCE ON THE EXEMPTION PROVIDED IN SECTION 35-1-201(7) THEREOF AND RULE 13-202 PROMULGATED THEREUNDER, UNDER THE SECURITIES ACT OF 1933 IN RELIANCE ON THE EXEMPTION PROVIDED IN SECTION 3(A)(4), OR UNDER THE UNIFORM SECURITIES ACT OF SOUTH CAROLINA.

THE FAILURE TO PAY EITHER PRINCIPAL OR INTEREST WHEN DUE SHALL CONSTITUTE AN EVENT OF DEFAULT. THE DEFAULT IN PAYMENT OF PRINCIPAL OR INTEREST ON ANY ONE SECURITY OF AN ISSUE SOLD TO AN INVESTOR IN SOUTH CAROLINA SHALL CONSTITUTE A DEFAULT OF THE ENTIRE ISSUE SOLD TO INVESTORS IN SOUTH CAROLINA.

SOUTH CAROLINA HOLDERS OF SECURITIES IN DEFAULT SHALL HAVE THE RIGHT TO A LIST OF NAMES AND ADDRESSES OF ALL SOUTH CAROLINA HOLDERS OF THAT ISSUE OF SECURITIES IN DEFAULT. SOUTH CAROLINA HOLDERS OF SECURITIES IN DEFAULT OF NOT LESS THAN TWENTY-FIVE PERCENT (25%) IN PRINCIPAL AMOUNT OF THE OUTSTANDING ISSUE IN DEFAULT SHALL HAVE THE RIGHT TO DECLARE SUCH ENTIRE ISSUE DUE AND PAYABLE. DEMAND CERTIFICATES ARE NOT AVAILABLE FOR SALE IN THE STATE OF SOUTH CAROLINA.

## **SOUTH DAKOTA**

WE WILL PROVIDE SOUTH DAKOTA INVESTORS WITH AT LEAST 30 DAYS PRIOR WRITTEN NOTICE OF THE MATURITY DATE, THEN-EXISTING INTEREST RATE INFORMATION, AND A COPY OF THE THEN-EXISTING OFFERING CIRCULAR (IF DIFFERENT THAN THIS OFFERING CIRCULAR). YOU MAY ELECT TO NOT RENEW YOUR CERTIFICATE BY PROVIDING US WITH YOUR WRITTEN NOTICE PRIOR TO YOUR CERTIFICATE'S MATURITY DATE. IF WE *RECEIVE* YOUR NOTICE, WE WILL PAY YOU THE FUNDS DUE ON YOUR CERTIFICATE UPON ITS MATURITY. IF WE DO NOT RECEIVE YOUR NOTICE, YOUR CERTIFICATE WILL RENEW AT THE THEN-EXISTING TERMS AND INTEREST RATE.

## **TENNESSEE**

IN MAKING AN INVESTMENT DECISION INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THESE SECURITIES ARE SUBJECT TO RESTRICTIONS ON TRANSFERABILITY AND RESALE AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND THE APPLICABLE STATE SECURITIES LAWS, PURSUANT TO REGISTRATION OR EXEMPTION THEREFROM. INVESTORS SHOULD BE AWARE THAT THEY MAY BE REQUIRED TO BEAR THE FINANCIAL RISK OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

## **TEXAS**

THESE CERTIFICATES HAVE NOT BEEN REGISTERED WITH THE TEXAS SECURITIES COMMISSIONER AND ARE EXEMPT SECURITIES UNDER THE SECURITIES ACT SECTION 581-6J, STATE OF TEXAS. REGISTRATION OR EXEMPTION BY THE TEXAS SECURITIES COMMISSIONER DOES NOT INDICATE AN APPROVAL OR RECOMMENDATION OF THE CERTIFICATES AND ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. THE TEXAS SECURITIES COMMISSIONER HAS NOT PASSED ON THE MERITS OF THESE CERTIFICATES, APPROVED OR DISAPPROVED THESE CERTIFICATES OR PASSED ON THE ACCURACY OR ADEQUACY OF THE OFFERING CIRCULAR OR OTHER SELLING LITERATURE.

## **WASHINGTON**

ANY PROSPECTIVE PURCHASER IS ENTITLED TO REVIEW FINANCIAL STATEMENTS OF THE ISSUER WHICH SHALL BE FURNISHED UPON REQUEST. RECEIPT OF NOTICE OF EXEMPTION BY THE WASHINGTON ADMINISTRATOR OF SECURITIES DOES NOT SIGNIFY THAT THE ADMINISTRATOR HAS APPROVED OR RECOMMENDED THESE SECURITIES, NOR HAS THE ADMINISTRATOR PASSED UPON THE OFFERING. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. THE RETURN OF THE FUNDS OF THE PURCHASER IS DEPENDENT UPON THE FINANCIAL CONDITION OF THE ORGANIZATION.

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## **SUMMARY OF THE OFFERING**

*This summary is intended only for quick reference. It is only a brief description of and guide to, and is qualified in its entirety by reference to, more complete and detailed information contained in the entire Offering Circular, including the cover page and the exhibits, and the documents summarized or described herein. Investors should fully review the entire Offering Circular. The Offering to potential investors is made only by means of the entire Offering Circular, including the exhibits hereto. No person is authorized to detach this summary from the Offering Circular or otherwise to use it without the entire Offering Circular.*

### **The Fund**

We are a Missouri public benefit corporation that is supervised and controlled by the United Pentecostal Church International and operate a loan fund that provides financing solutions for UPCI churches, schools, colleges, universities, and other affiliated organizations that are religious organizations exempt under Section 501(c)(3) of the Internal Revenue Code (the “**IRC**”). As a public charity that is affiliated with UPCI, subject to UPCI’s supervision and control and formed for the specific purpose of operating a loan fund that will benefit and support the mission of UPCI affiliated churches, ministries, colleges, agencies and districts, the Fund is included in UPCI’s group exemption letter under the provisions of Section 501(c)(3) of the IRC. UPCI has acknowledged and approved the Fund’s request for inclusion as a subordinate institution that is operated, supervised or controlled by UPCI under its group exemption letter granted by the Internal Revenue Service. As a result, the Fund is entitled to an exemption from federal income tax under Section 501(c)(3) of the IRC as a UPCI affiliated and subordinate entity. Our offices are located at 36 Research Park Court, Weldon Spring, Missouri 63304-5616, and we can be reached at (636) 229-7900.

We are offering the Certificates for the purpose of maintaining a church extension loan fund that will enable UPCI affiliated institutions to finance the acquisition, development, construction, refinancing, expansion or renovation of buildings and facilities and intend to offer such Certificates for sale on a national basis in those states which approve the Offering, grant an exemption under applicable laws to offer such Certificates for sale or issue a permit to offer and sell such Certificates. We generally make loans only to UPCI affiliated institutions located in the United States and Canada and our loans generally are secured by a first mortgage or deed of trust on the property being financed. We also assist UPCI affiliated churches, organizations and institutions in the development of capital financing plans that enable them to carry out their building and financing plans.

### **Church Extension Loan Fund**

The purpose of this Offering is to raise capital for our UPCI church extension loan fund the proceeds of which will be used by UPCI affiliated organizations and entities to finance the acquisition of properties, refinance an existing facility, and provide construction funding for expansion or renovation of ministry related facilities, remodeling, repair and maintenance of existing facilities and refinancing of existing debt. As a nonprofit corporation that has been formed for the specific purpose of providing specialized financing solutions for UPCI churches, ministries, educational institutions and other affiliated or related ministries, the Fund has been organized to (i) provide cost effective and advantageous loan arrangements; (ii) reduce administrative costs and assist UPCI churches and religious organizations in carrying out their financing plans; (iii) enhance the financing options of the UPCI institutions that we serve; and (iv) act as a supporting organization that will assist in the expansion of and extension of UPCI ministries, churches, districts and agencies. The church extension loan fund is managed and operated on the Fund’s behalf by the Stewardship Group of UPCI pursuant to an Amended and Restated Management Services Agreement. Under this Amended and Restated Management Services Agreement, the Fund has engaged the Stewardship Group of UPCI to assist it in providing day-to-day oversight and operations assistance in managing the Fund.

### **United Pentecostal Foundation**

The United Pentecostal Foundation, Inc. was formed as a Missouri nonprofit corporation on October 17, 2003 as a public benefit corporation to encourage, promote, facilitate and motivate the making of and granting of gifts, donations, administration, management and investment of assets given to support the mission, expansion and ministries of UPCI and its affiliated divisions, agencies, boards, commissions and publications (the “**Foundation**”).

While the Foundation was formed in 2003, it did not commence active operations until April 2005. The Foundation has been organized as a supporting organization under the provisions of Section 501(c)(3) of the IRC and has received approval from the Internal Revenue Service as to its status as a tax-exempt organization under Section 501(c)(3) of the IRC.

The Foundation is an affiliate of the Fund and served as the initial manager and servicing agent of the Fund (See “MANAGEMENT - Related Party Transactions”). The Foundation’s Board of Directors consists of twelve members, one of whom is the General Superintendent of UPCI; one is UPCI’s General Secretary; four are members of the UPCI General Board; three ministers ordained or licensed by UPCI (one of whom shall be the UPCI Director of Stewardship) and three lay persons who are members of UPCI affiliated churches. All of the Foundation’s Board of Directors are elected by the UPCI General Board.

### **The Stewardship Group**

In 2002, UPCI organized the Stewardship Group as a department under the denominational church body dedicated to providing resources to pastors, churches, district offices, agencies and UPCI members to assist them in their capital campaigns, church construction consulting, ministry loans and estate planning needs. The Stewardship Group also provides management related services to United Insurance Solutions, Inc., a Missouri based corporation, that offers Medicare supplement plans, accidental death and dismemberment and supplemental term life insurance to UPCI ministers and spouses. Under an Amended and Restated Management Agreement dated December 15, 2012, the Stewardship Group provides management, loan servicing, underwriting, investor relations and investment related services to the Fund.

### **Use of Proceeds**

We are offering a total of \$60,000,000 of Certificates in this Offering. We expect to use the cash proceeds from the sale of the Certificates to pay the expenses of the Offering, to make loans to UPCI churches and organizations to acquire, construct, renovate and expand physical facilities. Funds from the proceeds of the Offering may also be used to pay interest and principal on outstanding Certificates, retire outstanding Certificates as they mature or are redeemed, cover our operating expenses and provide funding for our working capital needs. See “Use of Proceeds” on pages 15 - 16 of this Offering Circular.

### **The Certificates**

We are offering four (4) types of Certificates: Term Certificates, Institutional Certificates, Support Certificates and Demand Certificates. Institutional Certificates will be sold to churches, agencies, and institutions affiliated with UPCI but will have a minimum investment amount of \$100,000. The Institutional Certificates will be offered with a one-year, three-year and five-year term and will have an interest rate that is negotiated at the time the investment is made. Demand Certificates are payable upon demand, but may not be offered in all states. Support Certificates are offered to investors that desire to assist a designated church that receives a mortgage loan from the Fund. Term Certificates, Support Certificates and Institutional Certificates are payable at a specified maturity date, each subject to the availability of funds. We are offering one-year, three-year and five-year Term Certificates with a fixed rate of interest, but the interest rate offered on Certificates offered in the future will vary from time to time. Current interest rates may be obtained by calling our offices at (636) 229-7900, emailing us at [info@upcloanfund.org](mailto:info@upcloanfund.org) or visiting our website at [www.upcloanfund.org](http://www.upcloanfund.org). A copy of our current rates will be made available to all investors in the Fund. Interest will begin to accrue on the Certificates on the date of issuance of the Certificate. Except for the Demand Certificates, the Certificates will automatically renew at maturity into a Certificate equal to the original term, except in certain states where automatic renewal of a Certificate is prohibited by law.

The Certificates are our unsecured debt obligations, are not transferable except in limited circumstances and are subject to a number of “Risk Factors” which are described in further detail commencing on page 4. For a more detailed explanation of the terms and conditions of the Certificates, see “Description of Certificates” on pages 36 – 40 of the Offering Circular.

## Risk Factors

Before an investment in the Certificates is made, investors should carefully consider the entire Offering Circular, including the discussion of the risk factors that should be considered in connection with an investment in the Certificates, commencing on page 4 of this Offering Circular.

## Term of Offering; Distribution Arrangements

This Offering Circular is intended to be used by investors from April 15, 2018 through April 15, 2019, or until the expiration of the offering periods authorized in various states as may be permitted by applicable law. No offer may be made, however, in any state which requires that an exemption notice be issued, permit granted or other approval granted before an offer can be made. We will offer the Certificates through the efforts of our officers, directors, and employees and will not use an underwriter or outside selling agents to sell the Certificates. We intend to offer the Certificates on a national basis in those states which grant an exemption to offer such Certificates, in states where a permit may be issued or authorization to sell such Certificates is approved or in states where a self-executing security exemption is available to the Fund to offer and sell such Certificates. No commissions or bonuses will be paid to our officers, directors or employees in connection with this Offering.

## Eligible Investors

We intend to offer the Certificates to investors that are members of, contributors to and participants in UPCI ministries and programs that have a desire to assist UPCI organizations, ministries, churches, educational institutions and para-church ministries in making capital available to such UPCI organizations and ministries and for whom the Certificates will constitute a suitable investment. Eligible investors also include persons who are ancestors, descendants or successors in interest to an eligible investor and entities, trusts, retirement accounts or arrangements controlled by or existing for the benefit of such persons. The Fund also offers Institutional Certificates to foundations, public charities, religious organizations, UPCI churches, agencies and district offices that have an interest in supporting the mission of the Fund and invest a minimum sum of \$100,000 in our Certificates. We may also limit the Offering in specific states to a limited group of investors that meet applicable suitability standards in such state. To the extent that such suitability standards apply, we will furnish an investor with a state specific supplement to this Offering Circular. We reserve the right to refuse to offer or sell any Certificate to any person or entity.

## Selected Financial Data

The following information as of the fiscal years ended June 30, 2017, 2016, 2015, 2014 and 2013 has been taken from the Fund's audited financial statements for the fiscal years ended June 30, 2017, 2016, 2015, 2014 and 2013. Copies of the Fund's audited financial statements for the twelve month periods ended June 30, 2017, 2016 and 2015 are attached hereto and included as part of Exhibit "A".

	June 30,				
	2017	2016	2015	2014	2013
Cash and Cash Equivalents	\$5,270,795	\$7,734,785	\$3,674,277	\$2,449,264	\$1,444,813
Loan Receivables; net	\$30,950,753	\$21,729,851	\$15,329,442	\$11,684,866	\$7,632,644
Loan Delinquencies in excess of 90 days as a percentage of loans, net	0.00%	0.00%	0.00%	0.00%	0.00%
Total Assets	\$38,120,065	\$29,567,817	\$19,078,455	\$14,342,189	\$9,102,592
Outstanding Investor Certificates (including current portion of Certificates payable)	\$36,163,773	\$28,088,883	\$18,115,678	\$13,437,744	\$8,700,276
Certificates redeemed	\$2,279,957	\$1,970,735	\$428,992	\$406,172	\$543,617
Net Assets	\$1,918,792	\$1,478,934	\$962,117	\$736,889	\$383,360
Net Change in Net Assets	\$439,858	\$516,817	\$225,228	\$353,529	\$116,800

## RISK FACTORS

An investor should consider carefully all of the information contained in this Offering Circular in deciding whether to purchase a Certificate, and in particular, the following:

### **Risks Related to the Fund**

***We have a relatively new loan fund that was formed as a nonprofit Missouri corporation and church extension loan fund.***

We formed the Fund as a nonprofit corporation under Missouri law on March 7, 2011 as a loan fund that supports the mission, purposes and ministries of UPCI and its affiliated entities. Given our limited operating history, we are subject to all of the risks of a developing organization, including a limited record of activities and successful operations. Because we recently completed our sixth full year of operations, it is difficult, if not impossible, to predict future operating results, and we are subject to the risks that are inherent in growing a church extension loan fund. An investor in the Certificates will necessarily be dependent on the experience, judgment and institutional contacts that the Fund's principal executive officers and executive management team bring to the organization.

***We rely on the talents and experience of the principal executive officers of UPCI's Stewardship Group in carrying out the Fund's operations.***

The UPCI Stewardship Group manages the church extension loan fund and our operations pursuant to an Amended and Restated Management Services Agreement and its officers provide oversight and day-to-day operations assistance to the Fund. Our principal executive officers and managers are employees of UPCI and/or officers of the Foundation. We expect that our President, Stephen M. Drury, will spend 40% of his time on the Fund's affairs and our Vice President, Randall K. Barton, will devote approximately 120 hours on an annual basis to the Fund. The Fund's success, in part, will depend on the efforts, experience and capabilities of UPCI's Stewardship Group. Until the Fund is able to generate sufficient earnings and revenue from the operations of its loan fund, we will depend on the management team and executive officers of the UPCI's Stewardship Group to successfully operate the Fund. If either Messrs. Drury or Barton were unable to continue to perform these services, the Fund would be required to find qualified management personnel to replace them from UPCI's Stewardship Group, its Board of Directors or require that UPCI assist it in identifying and appointing qualified individuals to serve in these capacities. While the Fund believes that it will be able to train and transition new leadership into these positions, no assurances can be given that the Fund will be able to quickly implement this transition. As of the date of the Offering Circular, the UPCI Stewardship Group does not carry key person insurance on its executive officers and managers.

***We are not required to file annual or periodic reports with the U.S. Securities and Exchange Commission or any regulated trading exchange.***

We do not, and are not required to, file annual or other periodic reports with the U.S. Securities and Exchange Commission. Accordingly, there is no publicly available information relating to the Fund. We are not directly supervised or regulated by any federal or state authority or regulatory authority. The Fund is subject, however, to regulatory review by state regulatory authorities that may review this Offering, grant an exemption from registration under the securities laws of such state, issue a permit or authorization to sell securities in such state or require that the Fund and any of its principal officers or employees be registered as an issuer dealer or agent in such state.

***We expect to sell Certificates in other offerings.***

We expect to sell additional Certificates in other offerings and may issue debt securities in future offerings. The total amount of \$60,000,000 of Certificates to be sold in this Offering is not a limitation on the total amount of Certificates or other debt securities we may sell in future offerings.

We may also offer debt securities in one or more limited offerings that qualify as exempt offerings under federal and state laws that may be offered without a trust indenture. If we breach the terms of any future debt



securities we issue, a default under the terms of such debt securities would occur. If we have insufficient funds to repay such debt securities, we will be forced to borrow additional funds or raise capital to refinance such debt. Even if new financing is made available to us, it may not be available on terms acceptable to us. We cannot provide assurances that our operations will generate sufficient cash flow to fund our debt service obligations under the Certificates in the event that assets of the Fund are insufficient to provide for payment of principal and interest due on the Certificates.

***We are dependent on the status of UPCI as a tax exempt charitable entity under Section 501(c)(3) of the IRC to carry out our activities and raise funds in this Offering.***

We have been organized as a nonprofit Missouri corporation that will be exempt from federal income tax under Section 501(a) of the IRC as an organization described by Section 501(c)(3) of the IRC. However, an investment in a Certificate does not entitle the purchaser to a charitable contribution tax deduction. If either we or UPCI, our controlling and supervising entity, were to lose its qualification as a charitable organization under Section 501(c)(3) of the IRC, we may be required to pay federal income tax on the earnings we generate. We are a public charity described in Section 501(c)(3) of the IRC that is operated, supervised, or controlled by UPCI and we are exclusively engaged in providing financing for UPCI churches, districts, agencies and affiliated organizations. We have been included as a tax-exempt organization under Section 501(c)(3) of the IRC under UPCI's group exemption letter ruling issued by the Internal Revenue Service. As a result, the Fund qualifies for an exemption from federal income taxes under Section 501(c)(3). If we lose our qualification as a public charity, we would be unable to rely on the exemption from registration of the Certificates under Section 3(a)(4) of the Securities Act of 1933, as amended, and we would be unable to rely on various state securities laws that provide exemptions for securities offered by a charitable institution.

***Our borrowers are UPCI churches, agencies, schools and religious organizations that depend on charitable contributions to fund their operations.***

The financial stability of the UPCI entities and institutions that we assist with their financing needs and their ability to make payments of principal and interest on mortgage loans depends upon voluntary contributions of their members and supporters. Because church membership and attendance may be adversely affected by a variety of factors outside their control, including population shifts, tax policy, weather conditions, changing economic conditions and other unpredictable factors, it is possible that such organizations will not receive sufficient voluntary contributions to meet their obligations under a mortgage loan made to it by us. Similarly, public perception of and public interest in churches and religion may affect the finances and membership of churches and other non-profit religious organizations. Churches and other non-profit organizations may experience decreases in both membership and contributions as a consequence of a wide variety of factors, including negative publicity surrounding the organization, loss of popular leaders or a conflict or division within the organization. See "Our Lending Activities" beginning on page 16.

***Neither UPCI, the Stewardship Group nor any of its affiliates or member churches have guaranteed the repayment of the Certificates.***

You must rely solely on the Fund for repayment of your Certificate. Neither UPCI, the Stewardship Group nor any of its affiliates or member churches have guaranteed repayment of the Certificates or any loans we will make from the Fund. See "Description of Certificates" beginning on page 36.

***We may sell mortgage loans or participation interests in such loans from time to time for liquidity purposes.***

To provide funds for working capital and make payments of interest and principal on our Certificates, we may from time to time assign, sell and transfer one or more of our mortgage loans. We may also sell or assign a participation interest in such loan. While we intend to sell such loans at par, we may sell a loan at a discounted price should our liquidity needs demand such action. We may also pledge Fund assets as a first priority secured loan to provide us with additional liquidity or working capital; provided that any cash advance made on such loan does not constitute more than 10% of our total tangible assets (total assets less intangible assets as defined by GAAP). As a result, the amount of any senior secured indebtedness to which the Certificates will be subordinated will not exceed 10% of our total tangible assets.

***We rely on third party vendors and contractors to assist us in operating the Fund.***

The Fund uses third party vendors and contractors to underwrite our mortgage loan investments, electronically submit and store information regarding the Fund's mortgage loan investments and investment Certificates. Third party vendors provide us with software and services to assist us in processing, storing and delivering information regarding our mortgage loan investments, investor records and Certificates. Our investment electronic records include confidential investor information and proprietary information of the Fund. Loss of data, hardware failure, virus or malware infection, data theft or the inability to access information when needed are risks that could adversely affect the Fund.

**Risks Involving our Mortgage Loan Investments**

***Our church mortgage loans are usually secured by single purpose facilities.***

The real properties securing the loans are generally churches or related facilities. In the event of foreclosure on any real property securing loans, there is no assurance that a purchaser would pay a price equal to or greater than the outstanding balance of the loan or a price equal to the property's stated or appraised value because such facilities are generally single purpose facilities. As a result, the number of entities that would be interested in purchasing or leasing the facilities for other purposes could be extremely limited and the ability to sell or lease the facilities to a third party could be adversely affected. Therefore, there is no assurance that we will realize sufficient proceeds from foreclosures or liquidations on any real property securing such loans and the sale of the facilities thereon to cover scheduled payments on the Certificates.

***The real estate collateral that secures our mortgage loans may not be adequate in the event of foreclosure.***

Our loans are typically secured by first mortgage loans on the property financed. As a result, in the event of a loan default and foreclosure of a mortgage securing a first mortgage loan, there are no assurances that we will be able to successfully recover an amount sufficient to repay the first mortgage loan secured by such property. Church facilities are generally single-purpose facilities and may face a more limited resale market. In addition, the decline in real estate values in the geographical areas that we serve could also adversely impact the value of the real estate properties that secure our loans.

***We cannot be compared to a commercial lender.***

We make loans to borrowers that may not be able to get financing from commercial lending sources. Because of our relationship with our borrowers, we may not carry-out our credit and enforcement policies in the same manner or with the same approach that a commercial lender may exercise with respect to its mortgage loan portfolio. See "Our Lending Activities" beginning on page 16.

***Our mortgage loans typically have longer terms than our investment Certificates.***

Most of the mortgage loan investments we make have a maturity term that is longer than the average term of our Certificates. At June 30, 2017, 88% of the principal balance of our mortgage loan investments will mature in 2022 or thereafter. All of our Certificates, however, will mature on or before the year ending June 30, 2022. The Fund's financial condition and liquidity may be adversely affected if a significant number of investors in our Certificates demand repayment of their Certificates at maturity, fail to renew their Certificate and the availability of funds from sources other than operating income is reduced. See "Our Lending Activities" beginning on page 16.

***Our mortgage loan investments could become geographically concentrated in the future.***

Although we have no geographical restrictions within the United States or in North America as to where loans may be made, our loan portfolio could become geographically concentrated in the future. The concentration of loans in one or more states or regions increases the risk that adverse economic conditions in those areas could adversely affect our ability to repay the Certificates. At June 30, 2017, 60% of our loan portfolio was located in five states, including Illinois, Indiana, Michigan, Missouri, and Texas. See "Our Lending Activities" beginning on page 16.

***A significant portion of our mortgage loan portfolio is concentrated among a few borrowers.***

At June 30, 2017, we had \$7,901,399 of our total mortgage loan portfolio held by borrowers that individually represented more than 5% of our total mortgage loan portfolio. These loans represented approximately 25% of our total outstanding loans as compared to 20% of our total outstanding loans at June 30, 2016. A loan default by one or more of these borrowers that constitute an individually significant loan could have a material adverse impact on our loan collections and ability to repay our Certificates. See “Our Lending Activities” beginning on page 16.

***Our remedies against a borrower that defaults under a mortgage loan will be limited by the terms of the mortgage agreement relating to the mortgaged project and applicable law.***

From time to time, we ask for individual guarantees from a trustee, board member or church members before we will approve a loan. In most instances, neither the trustees nor any other members of a UPCI church, school or religious entity borrowing from us will be required to personally guarantee any mortgage loan from us. Because there is no established resale market for the loans that we make, we may be unable to find a buyer for a loan in the event that we seek to do so for these loans. Accordingly, there can be no assurance that we will be able to collect the principal and interest coming due on our mortgage loans in the event of a borrower default when we enter into a mortgage loan and do not require individual guarantees of the loan be furnished.

***Our allowance for loan losses may prove to be inadequate.***

The Fund maintains a loan loss allowance based upon a periodic review of our loans and consideration of a variety of factors which affect the collectability of our mortgage loan investments. As of June 30, 2017, the Fund maintains an aggregate allowance for loan losses of \$186,825, as compared to \$130,160 at June 30, 2016. Ultimate losses on our mortgage loan investments may be greater than the Fund’s current allowance for loan losses, which, if significantly greater than anticipated, could adversely affect the Fund’s financial condition. As of the date of this Offering Circular, the Fund has never had a charge-off or initiated foreclosure proceedings in connection with one of our mortgage loan investments.

***Applicable bankruptcy and other laws could limit the remedies and actions that we may be able to take as a lender to enforce our rights under our mortgage loans.***

Our remedies as a creditor upon default by any of our borrowers will be subject to various laws, regulations and legal principles that provide protections to borrowers. Our legal and contractual remedies, including those specified in our loan agreements and collateral documents, typically require judicial actions, which are often subject to discretion and delay. Under the U.S. Bankruptcy Code and applicable law, the remedies specified by our loan agreements and collateral documents may not be readily available or may be limited. A court may refuse to order the specific performance of the covenants contained in our loan agreements and collateral documents. In addition, the laws of a particular jurisdiction may change or make it impractical or impossible to enforce specific covenants in the loan agreements and collateral documents.

***The real estate collateral for our mortgage loans may also be subject to other claims.***

The various security interests established under our mortgages and deeds of trust may be subject to other claims and interests. These potential claims and interests include statutory liens, rights arising in favor of the United States or any agency thereof, constructive trusts or equitable liens imposed or conferred by any state or federal court, and bankruptcy or receivership laws affecting amounts earned by the borrower after bankruptcy or receivership proceedings have been initiated by or against the borrower.

***Some of our loans may be construction loans that are subject to risks associated with a construction project.***

Our borrowers may use the proceeds of a loan made by us to construct new facilities or renovate existing facilities. The risks of renovation and construction can adversely affect the ability of a church or organization to repay its loan by increasing construction costs or delaying or preventing completion of the project. Construction delays can occur if (i) a contractor is unable to post or present a completion bond; (ii) a shortage of materials,

strikes, acts of nature, delays in obtaining necessary building permits or architectural certificates, or environmental regulations delay the project; or (iii) a dispute occurs between the borrower and its contractor or any subcontractor regarding the project. If any of the construction risks referenced above occur, it could have a material effect on a borrower's ability to repay a construction loan and thereby adversely affect our ability to redeem your Certificate. At June 30, 2017, we had \$470.6 thousand in construction loans which represents approximately 1.5% of our mortgage loan investments. See "Our Lending Activities – Types of Loans" on page 19.

***We depend on making mortgage loans at interest rates that exceed the interest rate we pay to the holders of our Certificates.***

There can be no assurance that the demand for first mortgage loans will be sufficiently strong to allow all of the proceeds to be used for first mortgage loans. To the extent that we accept investment funds in excess of the demand for first mortgage loans, the investment of such excess monies in alternative investments pursuant to investment policies may not be sufficient to cover interest payments to Certificate holders if available investment interest rates are low. While we anticipate that the average return on our mortgage loan investments will exceed the cost of our interest payment obligations, we are subject to interest rate risks that could affect our ability to finance our operations and meet our operating expenses and debt obligations. See "Financing and Investment Activities beginning on page 25.

***The performance of the loan fund is dependent, in part, on our ability to acquire profitable loans.***

While we impose generally accepted underwriting standards for church mortgage loans in approving the acquisition of a mortgage loan investment, our ability to successfully acquire profitable loans require that each loan undergo a detailed underwriting process. While the Fund has recently begun to originate and underwrite its loans, at the outset the Fund focused on purchasing loan participation interests in loans made by a commercial lender to a UPCI church or affiliated entity. Each participation interest we acquire from a commercial lender must meet our lending and underwriting guidelines. If we fail to successfully monitor these underwriting standards, the Fund's ability to generate earnings to enable us to make required principal and interest payments on the Certificates could be adversely impacted.

***We may from time to time face liquidity demands that could impair our ability to timely pay our obligations under the Certificates.***

The Fund will rely on payments made by borrowers under mortgage loans that it makes to UPCI organizations, the sale of our Certificates and our cash reserves to fund our operations. In order to provide additional liquidity to meet our obligations on our Certificates, we may, from time to time, sell our mortgage loan investments. The Fund has adopted a policy which requires it to maintain an aggregate operating and reserve liquidity of cash, cash equivalents, readily available funds through a line of credit equal to at least 8% of the Fund's principal balance of all outstanding Certificates. In addition, our Board of Directors has adopted a policy requiring that we maintain sufficient operational reserves, together with short-term borrowing capabilities and expected cash from our lending activities and operating funds, sufficient to permit us to timely pay any interest and principal due on the Certificates. UPCI has also provided the Fund with a line of credit of up to \$1,000,000 to assist the Fund's liquidity needs. Should these resources be insufficient from time to time, we may seek to sell mortgage loan assets or participation interests in our loans in order to meet our cash flow demands. As of the date of this Offering Circular, the Fund had no borrowings outstanding on its UPCI credit facility. See "Our Lending Activities – Liquidity" on page 21.

***We reserve the right to change our policies and procedures that affect our mortgage loans, liquidity and cash reserves.***

We may from time to time revise our liquidity and cash reserve policies and investment criteria for new loans that our Board has adopted. If we change our policies or procedures, including our loan or investment policies, we may incur an adverse economic effect on our ability to repay or redeem your Certificate. See "Our Lending Activities" beginning on page 16.

***We are subject to the risks associated with loan participations, such as less than full control rights.***

In launching the Fund, we initially relied on purchasing participation interests in loans or co-lender arrangements in which we share the rights, obligations and benefits of the loan with other lenders. America's Christian Credit Union ("ACCU") a Glendora, California based state chartered credit union, from time to time, has served as a lender, originator and servicer of mortgage loans made to UPCI churches in the past. During the Fund's initial year of operations, all of our mortgage loan investments were acquired from ACCU. At June 30, 2017, approximately \$2.3 million of our total loan portfolio, or 7.46% of our mortgage loan investments, were loan participations purchased from ACCU. When we purchase a participation interest, we may need the consent of the primary or lead lender to exercise our rights under such loans, including rights with respect to amending the loan documents, initiating enforcement proceedings in the event of default and exercising control over foreclosure proceedings. Similarly, a majority of the participants may be able to take actions to which we object but to which we will be bound if our participation interest represents a minority interest. We may be adversely affected by this lack of full control. See "Our Lending Activities – Operation of Church Loan Extension Fund" on pages 21 - 22.

***The loans that we make can be affected by environmental issues.***

The properties securing the mortgage loans we make are subject to federal, state and local laws and regulations designed to protect the environment from wastes and emissions of hazardous substances. If hazardous, toxic substances, or petroleum products contamination is found on or near the properties that secure a loan, our security for the loan could be impaired. Under state, federal or local environmental laws and regulations, the current owner or previous owner of such real property may be required to investigate and clean up hazardous or toxic substances released or found at such property, and may be held liable to a governmental entity or to third parties for property damage and for investigation and clean-up costs. The costs of such clean-up and remedial efforts can be substantial and the threat of environmental claims with respect to the property may adversely affect the owner's ability to sell or rent the facilities or to borrow funds using such property as collateral. We can give no assurances that the properties securing our mortgage loans will be free from environmental claims or that no hazardous materials, contaminants or toxic substances are located on such properties.

***Church revenues fluctuate and may substantially decrease during times of economic hardship.***

Generally, to pay their loans, churches depend largely on revenues from church member contributions. Donations typically fluctuate over time for a number of reasons, including, but not limited to, fluctuations in church membership, local economic conditions including unemployment rates and local real estate and market and credit conditions. From time to time, churches have been impacted by adverse economic conditions in the United States and many churches experienced declines in contributions, gifts and tithes after the most recent economic downturn in 2008. In addition, foreclosure actions initiated against churches throughout the United States sharply increased, especially in regions of the country that experienced increases in residential and commercial foreclosure actions. A severe deterioration in real estate values and general economic conditions could harm the Fund's financial condition, income and ability to make principal and interest payments to our investors.

***We may acquire or originate loans outside of the United States.***

Loans made to support ministries outside the United States are subject to fluctuating currencies, differences in applicable laws and geopolitical events. While the Fund expects that at least 85% of the Fund's loans will be made in the United States, loans made to member churches in Canada or any other foreign jurisdiction could increase the overall risk profile of the Certificates.

**Risks Related to the Certificates**

***The Certificates are not insured by the Federal Deposit Insurance Corporation or guaranteed by the Federal Reserve Board or any other agency.***

The Certificates are not bank instruments, are not insured by the Federal Deposit Insurance Corporation or guaranteed by any governmental agency. Neither UPCI, the UPCI Stewardship Group nor the Foundation have guaranteed repayment of the Certificates or any loans we will make from the Fund.

***The Certificates are unsecured and none of our assets will be pledged as collateral to secure their repayment.***

Each investor must rely on our general financial condition, liquidity and operating capital to make principal and interest payments on the Certificates. No collateral will be pledged to secure repayment of the Certificates. See “Description of Certificates” beginning on page 36.

***Our ability to redeem a Certificate at maturity or make interest payments is subject to the availability of funds.***

If we have insufficient cash and liquid assets to redeem a Certificate when it matures, an investor will not be repaid until we have sufficient cash resources to do so. In addition, (i) if yields on our mortgage loan investments fall below the rates we pay on our investor Certificates; (ii) if demand for new Certificates decreases significantly or ceases altogether; (iii) if there is a significant decrease in the renewal rate of Certificates resulting in a substantial increase in redemptions; or (iv) if a significant number of our church mortgage loans default on their mortgage obligations, the Fund’s financial condition could adversely affect its ability to redeem or make required payments on the Certificates. In order to meet our payment obligations on principal and interest on the Certificates, we will rely on the mortgage interest payments we receive from borrowers, origination fees, the sale of Certificates and working capital we maintain. We also have established a short-term line of credit with UPCI, an affiliated entity, which provides the Fund with up to a maximum of \$1,000,000 in operating funds to provide additional liquidity for the Fund. In the event we are unable to make a required principal or interest payment due on the Certificates, investors will have to rely on revenues we generate from the Fund and any security provided by the collateral of the Fund for payment. Nonpayment of a Certificate when due will constitute a default, but only as to that Certificate. In the event of a default in the payment of interest only on the Certificate, you will have no right to accelerate payment of the principal balance of the Certificate. See “Description of Certificates” beginning on page 36.

***When an investor renews a Certificate at maturity, the interest rate on the new Certificate may decrease.***

Unless otherwise prohibited by state law, our Term Certificates automatically renew at maturity for an additional term if not redeemed by the investor prior to maturity. In that instance, the Certificate will be redeemed for the same term and at the current interest rate then in effect for the Certificate. As a result, the interest rate paid to an investor may decrease without further notice upon automatic renewal of a Certificate. See “Description of Certificates”, beginning on page 36.

***No assurances can be given that historical renewal rates by investors in the Fund will continue.***

Since inception of the Fund, most of our investors have not redeemed their Certificates at maturity and have permitted them to renew automatically for an additional term. For the year ended June 30, 2017, approximately 90% of the principal amount of Certificates maturing during that fiscal year were renewed for an additional term. No assurances can be given that our investors will continue to renew their Certificates at the rates incurred in previous years. If we incur a significant reduction in our renewal rates, our ability to repay the Certificates may be adversely affected.

***A substantial amount of our Certificates are held by a concentrated number of investors both geographically and in investments made.***

At June 30, 2017, eighty seven (87) investors, each having investments of at least \$100,000, owned Certificates in the aggregate amount of \$27,424,336, or approximately 76% of our total outstanding Certificates. Of this amount, \$3,877,752, or 11% of the total outstanding, is held by UPCI affiliated entities. If a significant number of these investors redeemed their Certificates, with or without penalty, or failed to renew their Certificates at maturity, the Fund’s liquidity and ability to repay our Certificates could be adversely impacted. Approximately 48% of our investment Certificate balances are held by investors in five (5) states, including Missouri, Texas, Louisiana, California and Arkansas. No assurances can be given that the Fund will be able to maintain the amounts invested by investors located in these five (5) states should adverse economic conditions in those states negatively impact the reinvestment rate in our Certificates.

***We are subject to changes in interest rates that may adversely affect our ability to repay our Certificates.***

We have no control over fluctuations in interest rates and may be adversely affected if we are unable to maintain a sufficient spread between the interest rates we pay on the Certificates and the interest payments that we receive on our outstanding mortgage loans. The earnings that we realize from lending borrowed funds is primarily determined by the difference, or “spread”, between the interest rates we pay on the borrowed funds and the interest rates that our borrowers pay us. To the extent that our borrowing costs effectively reduce the “spread” between our interest earning assets and borrowing costs, our ability to make required payments due on the Certificates could be adversely affected.

***No assurance of early redemption if requested.***

In general, the Certificates are redeemable prior to maturity upon request, but only in our sole discretion. Thus, holders may not be able to redeem their Certificates prior to maturity, particularly during times when there are a significant number of early redemption requests. In addition, investors will be required to pay an early withdrawal fee if you request an early redemption of your Certificate. See “Description of Certificates – Redemption Prior to Stated Maturity” on page 38 of the Offering Circular.

***The Certificates are not rated and there will be no sinking fund for repayment of the Certificates.***

We have not obtained a rating for your Certificates from an independent rating agency and we do not intend to request such a rating. Also, there will not be a sinking fund established for the repayment of the Certificates and we must rely on our assets in the Fund and available cash resources to timely repay your Certificates. There is no assurance that we will have adequate cash resources available at the time the Certificates are due.

***We have the right to redeem your Certificate.***

We have the right to redeem or prepay your investment upon furnishing you with at least thirty days prior written notice. No assurances can be given that you will be able to reinvest your redemption proceeds in other securities having terms and an interest rate as favorable as the redeemed Certificate. See “Description of Certificates – Redemption Prior to Stated Maturity” on page 36 of the Offering Circular.

***There is no public market for the Certificates and you may be unable to transfer or sell your interest in the Certificates.***

There is no public trading market for the Certificates, and no trading market is ever likely to develop. The transferability of the Certificates is subject to restrictions established by applicable state and federal securities laws. Therefore, an investor may be unable to sell any of the Certificates for an indefinite period of time, and the purchase of a Certificate should be considered as an investment to be held to maturity. The principal amounts, interest rates and maturity dates of the Certificates have been arbitrarily determined. See “Description of Certificates – Transfer” on page 40 of the Offering Circular.

***Due to our close relationship with UPCI and the UPCI Stewardship Group, we may be subject to conflicts of interest that potentially could be adverse to our investors.***

We have entered into an agreement with the UPCI Stewardship Group pursuant to which the Stewardship Group will provide oversight and management of the day-to-day operations of the Fund. Many of our officers and directors are employees, officers, or directors of the Foundation and/or UPCI. The UPCI Board of Directors also appoints the Fund’s Board of Directors. From time to time, the Fund expects to enter into transactions and agreements with one or more of its affiliated entities. While the Fund has adopted conflicts of interest procedures to safeguard the interests of the Fund and its investors, it is possible that a related party transaction could, at a later time, prove to be adverse to an investor’s interest. See “Management – Related Party Transactions” on page 34.

***The Certificates may be subordinated to senior secured indebtedness.***

We may pledge a portion of our mortgage loans or other assets for a senior secured loan that we enter into for

liquidity or working capital purposes. It is our policy, however, that neither the senior secured indebtedness nor the amount of collateral pledged may exceed an amount equal to 10% of our total tangible assets (total assets less intangible assets as defined by GAAP). If we enter into a senior secured credit facility, the holders of a Certificate will be subordinate in interest to such senior debt to the extent collateral is pledged to secure said debt. As of the date of this Offering Circular, we have no outstanding senior secured indebtedness.

***The book value of our financial instruments and other assets set forth in this Offering Circular and our financial statements may not reflect the actual value we would receive in a sale of these assets.***

From time to time, we may sell certain assets to provide liquidity or for other purposes. Since book values of some assets are based upon significant judgments by management and other uncertainties, there is no assurance that assets would be sold for an amount equal to their book value.

***Demand for repayment of the Certificates may exceed funds available for repayment.***

It is our policy to maintain liquid assets and credit lines equal to at least 8% of the principal balance of our total outstanding Certificates. If the amount of future redemptions and interest payments exceed new issuances, cash reserves and other liquid investments would be used to fund any redemption requests. At June 30, 2017, we had a total of \$36,163,773 of issued and outstanding Certificates. Of this amount, \$10,131,308, or 28% of the total amount invested, will mature in 2018. Together, our cash and cash equivalents of \$5,270,795 and scheduled principal loan payments due during 2018 (\$383,015) may not be sufficient to repay the Certificates that mature in 2018 if a significant number of these maturing Certificates are not renewed. No assurances can be given that our investors will continue to renew their Certificates at historic rates. To assist us in managing our liquidity needs and meet our obligations to pay principal and interest due on our maturing Certificates in 2018, we have established a \$1,000,000 line of credit with UPCI. See “Discussion of Financial Data” beginning on page 26.

***There are no income tax benefits with respect to an investment in the Certificates.***

The interest paid or payable is not exempt from federal or state income taxes. The interest paid or payable on the Certificates will be taxable as ordinary income to an investor, regardless of whether the interest is received by the investor or retained and compounded by the Fund, unless you purchased the Certificate through an Individual Retirement Account or other tax deferred account. See “Tax Matters” beginning on page 43.

***Investors may not continue to reinvest or renew their Certificates at the rate we have experienced historically.***

We depend upon reinvestments and renewals, together with principal and interest payments on our loans, to provide sufficient liquidity to meet current liquidity requirements, including the repayment of principal on our maturing obligations. If investor requirements for repayment of the Certificates upon demand or at maturity were to exceed prior experience, the timely repayment of our outstanding Certificates and other debt obligations could be affected. We may also have investors that purchase amounts in excess of \$100,000 in our Certificates. In that event, the Fund could become dependent on our larger investors reinvesting their Certificates at maturity into new Certificates.

## **Risks Related to the Offering**

***Our ability to sell Certificates may be affected by changing laws.***

We intend to offer the Certificates in one or more states that exempt debt securities offered and sold by tax exempt public charities. While we intend to comply with the “Blue Sky” laws affecting the offer and sale of debt securities where we offer our Certificates, changes in applicable laws and regulations in such states could affect our ability to offer and sell our Certificates in those states. In that event, investors in such states would be unable to make additional investments or invest in new Certificates.

***The ability to add to, renew or reinvest in a Certificate is subject to the securities laws of various states.***

While we intend to maintain all required securities registrations, exemptions, permits and qualifications in



order to enable our investors to renew their investment or make new investments, we may not continue to be registered or exempt from registration in all states where we currently sell our Certificates. Accordingly, you may not be able to renew or reinvest the proceeds of a maturing Certificate with the Fund if you reside in a state where our Certificates are not registered or exempt at the time you wish to renew, add to or purchase a new Certificate.

***No underwriter has made a firm commitment to purchase the Certificates.***

This is a “best efforts” offering and no underwriter will make a firm commitment to purchase the Certificates. We are offering the Certificates for sale directly without the assistance of an underwriter. No assurances can be given as to the principal amount of Certificates that may be sold under the Offering or whether the proceeds received from such sales will be sufficient to accomplish the purposes of the Offering. As an offering of debt securities, the Certificates will compete with other investment opportunities which may be of more or less risk, and which may provide higher or lower yields.

***You will not be able to rely on the review of an independent underwriter.***

When an offering is made through an underwriter, that firm generally takes the responsibility of reviewing and approving the offering in accordance with its professional standards and due diligence procedures. Because we are selling the Certificates directly through our directors, officers and employees, you will not be able to rely on an independent underwriter's review of the Offering.

## THE FUND

### History of Issuer

The Fund was organized on March 7, 2011 as a Missouri nonprofit corporation. The Fund has been organized as a subordinate organization that is supervised or controlled by UPCI and operates a loan fund that supports, promotes and enhances the mission of UPCI and its affiliated churches, ministries, districts and affiliated organizations. The debts and liabilities incurred by the Fund are independent from the Foundation and UPCI or any districts, subsidiaries or related entities whose members are members of UPCI churches. Financial reporting for the operations, financial position and cash flows of the Fund will be separately accounted for. As a result, neither the Foundation, UPCI, nor any of its agencies will have any legal obligation with respect to the Certificates.

The principal office and mailing address of the Fund is 36 Research Park Court, Weldon Spring, MO 63304-5616. The Fund's telephone number is (636) 229-7900. All loans or financing assistance provided by the Fund to UPCI churches and UPCI affiliated entities will be entirely separate from that provided by any other program, division, agency or district of the UPCI. The Fund's fiscal year ends on June 30. As a separately organized nonprofit corporation under Missouri law, we will maintain independent books and records and will furnish our investors with the Fund's annual audited financial statements and reports.

For the Fund's initial year of operations, the Fund was managed by the Foundation. Under the terms of a Management Services Agreement we entered into with the Foundation, we delegated the responsibility and authority to conduct all operations related to the sale and distribution of the Certificates, our investment activities, as well as administering the organization of, acquisition and underwriting of our loans to the Foundation. Under the terms of an Amended and Restated Management Services Agreement, the Fund has engaged UPCI's Stewardship Group to assist it in providing oversight of the day-to-day operations of the Fund. For the years ended June 30, 2015 and 2016, UPCI's Stewardship Group waived its fixed management fee of \$50,000. Under the terms of the Amended and Restated Management Services Agreement, once the Fund's total assets exceed \$8,000,000, the fixed portion of the management services fee was scheduled to increase to \$150,000 per year. The Fund paid UPCI's Stewardship Group a fixed management fee of \$150,000 for the year ending June 30, 2017, of which, \$37,500 was accrued at June 30, 2017. UPCI's Stewardship Group is also entitled to receive a fee equal to .75% assessed on the average amount of invested assets in the Fund calculated on a quarterly basis. UPCI's Stewardship Group is also entitled to receive 2/3 of all loan origination fees generated on the origination of a mortgage loan and any application or processing fees that may be earned in originating or acquiring a mortgage loan asset. From time to time, UPCI's Stewardship Group may waive all or a portion of these fees to ensure that the Fund meets its capital adequacy and liquidity needs.

### The Foundation

The Foundation was incorporated in the State of Missouri on October 17, 2003 as a nonprofit supporting organization within the meaning of Section 509(a)(3) of the IRC for the benefit of the United Pentecostal Church International denomination. While the Foundation was legally formed in October 2003, active operations did not commence until April, 2005. The Foundation supports the operations of UPCI and its affiliated divisions, agencies, districts, boards, departments, publications and educational institutions by raising funds through gifts, donations, bequests and devises by deed, conveyances, will or trust.

As a tax-exempt supporting organization under the IRC, the Foundation also administers donor advised funds, endowment funds and charitable gift annuities that benefit the UPCI and its affiliated ministries, agencies, members, churches and districts. The Foundation's activities also include (i) promoting good stewardship among UPCI churches, members and supporters; and (ii) administering funds on behalf of local churches, receiving and holding in trust charitable gifts and devises made by donors, testators or trustors. Through its activities as a tax-exempt supporting organization under Section 501(c)(3) of the IRC, the Foundation provides investment opportunities for UPCI churches, affiliated agencies, districts and educational institutions as well as charitable trust management services. In summary, the Foundation's primary and guiding purpose is to assist UPCI churches and its affiliated entities in their fund raising, asset management, financial and gift planning efforts.

The Foundation is a distinct and separate legal entity and has received a favorable determination letter from the Internal Revenue Service as to its status as a supporting organization under Sections 501(c)(3), 509(a)(3) and

170 of the IRC. Each year its financial statements are audited by an independent certified public accounting firm. As a public charity that was formed for the specific purpose of serving UPCI and its affiliated entities, the Foundation is governed by a Board of Directors consisting of twelve members. Of this total, one (1) member is the General Superintendent of the UPCI, one (1) is the General Secretary of the UPCI, four (4) members are selected from the Board of Directors of UPCI, three (3) members are UPCI ministers and three (3) directors are lay persons who are members of churches affiliated with the UPCI. Under its governing structure, the UPCI Board of Directors effectively controls the election of members to the Foundation's Board of Directors.

The Foundation does not employ any full-time or part-time employees and all management related and operating activities are carried out pursuant to an administrative services agreement with UPCI. The Foundation conducts its office operations at its administrative offices located at 36 Research Park Court, Weldon Spring, Missouri 63304-5616 and its telephone number is (636) 229-7900. The office operations of the Foundation are carried out in 1,456 square feet of space in a building primarily used for UPCI's administrative offices.

### **United Pentecostal Church International**

The United Pentecostal Church International was organized and formed pursuant to a merger of the Pentecostal Church, Incorporated and the Pentecostal Assemblies of Jesus Christ that became effective in September 24, 1945. As a result of the merger, UPCI was the surviving entity and is organized as a pro forma decree corporation under Missouri law. When the merger was completed in 1945, UPCI had a total of 617 churches in North America. UPCI has been recognized as one of the fastest growing church organizations in North America. As of the date of this Offering Circular, we believe that UPCI now has over 40,000 churches, ministry contacts and preaching points in 221 countries and territories. In the U.S. and Canada, UPCI has 10,221 ministers, including 4,579 ordained ministers, 2,428 that are under the denomination's general license and 3,214 that are locally licensed. We estimate that there are over 4,107 UPCI churches in the U.S. and Canada and that there are an additional 436 daughter churches affiliated with UPCI in some capacity. In addition to its churches in North America, UPCI has expanded into over 200 other countries around the world with approximately 970 missionaries serving outside North America. The Fund's management believes that the total constituency of UPCI internationally is over three million.

According to its mission statement and logo, UPCI seeks to "carry the whole Gospel to the whole world by the whole church". Emphasizing the distinct oneness of God, the revelation of Christ as the son of God in flesh, the new birth experience as evidenced in Acts 2:38 and the pursuit of inward and outward holiness, the UPCI governing structure is built on the importance of the local church as a governing and autonomous body. Under the UPCI governing structure, the local church elects its pastor and leaders, owns its property, approves its own budget, establishes and approves its church membership and conducts all necessary business of the church. Elected ministers from each local congregation meet in sectional, district and general conferences to oversee the general operations of the UPCI. The UPCI administrative offices are located at 36 Research Park Court, Weldon Spring, Missouri 63304-5616 and its telephone number is (636) 229-7900 and its website address is [www.upci.org](http://www.upci.org).

### **USE OF PROCEEDS**

The net proceeds that we receive from the sale of the Certificates will be used to pay the expenses of this Offering and provide additional capital for the Fund, which will be used primarily to grant mortgage loans that finance the acquisition, construction or refinancing of facilities used by UPCI churches, schools, colleges, ministries and related ministry projects. Funds from the sale of the Certificates will also be used to repay Certificates as they mature or are redeemed and assist us in meeting our operating expenses. We may also use the proceeds of this Offering to pay fees and deposits in procuring additional capital and funding sources for the Fund. We anticipate, however, that all operating expenses of the Fund will be charged against the Fund's unrestricted net assets, although cash proceeds from the sale of Certificates may be used for operating expenses to the extent that cash flow from other sources is insufficient. Any proceeds from the sale of Certificates that are not immediately used for the purposes set forth above will be invested in interest-earning investments.

There is no minimum amount of Certificates that must be sold in this Offering and there can be no assurance that we will sell all or any of the Certificates. Although the Fund has not identified any specific

investments that will be made with the net proceeds of the Offering and our management team will have broad discretion to direct the use of such funds, no proceeds of the Offering may be used for purposes not related to the operation and mission of the Fund as described in this Offering Circular. The amount of proceeds actually used to fund mortgage loans, repay Certificates and provide for operating expenses of the Fund will vary depending on a number of factors, including the amount of Certificates sold to investors, the amount of Certificates redeemed or renewed, demand for new loans and scheduled payments received on our mortgage loan investments.

We will not pay any underwriting fees or selling commissions in connection with the Offering. The following table sets forth the estimated use of proceeds from the Offering:

	<u>Total</u>	<u>Percent</u>
Gross Offering Proceeds <sup>(1)</sup>	\$60,000,000	100.00%
Less Offering Expenses <sup>(2)</sup>	45,000	0.075%
Acquire mortgage loans	53,750,000	89.60%
Pay interest on Certificates	2,400,000	4.00%
Redeem outstanding Certificates	3,600,000	6.00%
Working Capital	205,000	0.34%
<sup>(1)</sup> Assumes all of the Certificates are sold and no discounts in the selling price of the Certificates have been made.		
<sup>(2)</sup> These figures are our best estimates of the legal, accounting, printing, filing, and blue sky registration fees that will be incurred in the Offering, all of which will be paid to state agencies, independent professionals and service providers.		

If the actual amount used in any of the categories set forth above is less than the designated amount, any remaining funds may be used for the purposes of this Offering as described in this Offering Circular. All net proceeds available to the Fund will be used to establish and operate the church loan extension fund.

## OUR LENDING ACTIVITIES

### General

The proceeds of this Offering will be used by the Fund to provide capital funding for use by UPCI organizations and entities to finance the acquisition of properties, refinance existing facilities, and provide construction funding for expansion or renovation of ministry related facilities. The Fund has been formed to serve as a church loan extension fund that will invest primarily in mortgage loans secured by liens on UPCI churches, affiliated agencies and entities and/or ministry related projects. Our current loan policies provide that the maximum loan granted to any one borrower may not exceed the greater of \$2,000,000 or 5% of our total assets. From time to time, the Fund has approved exceptions to the Policy; provided that the Board of Directors approves the loan. The Fund currently holds two mortgage loans of \$2.68 and \$2.3 million that were approved as exceptions to this Policy. As of the date of this Offering Circular, we have not established a minimum loan amount for an approved loan.

Our organizational mission is to provide financing assistance to UPCI churches, affiliated agencies, districts, schools, colleges, ministries and ministry related projects that are affiliated with UPCI churches and ministries. We may invest our working capital in mortgage loans, and other investments which enables us to better serve the UPCI ministries, churches and affiliated agencies that obtain loans from the Fund. We generally charge each borrower a fee at the inception of the loan as a loan origination fee and upon any renewal or refinancing of such loan. These loan fees may be paid in cash or added to the principal of the loan under the terms of the applicable financing transaction. Loan origination fees typically range from 1% to 2.5% of the amount financed. In addition, each borrower is required to pay other direct closing costs such as appraisal, survey, title insurance and title examination fees, environmental reports and document preparation expenses.

## **Launch of Loan Fund**

We have been formed for the specific purpose of providing financing assistance to UPCI churches, agencies and affiliated entities. While the Fund is authorized to act as an originator and underwriter of mortgage loans to UPCI churches, agencies and affiliated entities, the Fund initially focused on purchasing loan participation interests in loans made by a commercial lender to a UPCI church or affiliated entity. Each participation interest we acquire from a commercial lender must meet our lending guidelines and underwriting standards. We may also sell loan participation interests we acquire to unaffiliated parties and commercial lenders on a non-recourse basis for liquidity purposes pursuant to which the acquiring entity assumes the risk of any loss on the participation interest in a loan made to a UPCI church or entity. By acquiring a percentage ownership interest in the underlying loan made to a UPCI church or affiliated entity by an originating lender, we will share principal and interest payments received from the borrower in an agreed upon manner.

America's Christian Credit Union, a California state chartered credit union located in Glendora, California with over \$250 million in assets, has been designated by UPCI as a preferred lender for its denominational loans. From time to time, we may acquire participation interests in mortgage loans made to UPCI churches or affiliated entities from ACCU or other financial institutions that meet our underwriting and lending guidelines. When the Fund was launched, we acquired qualifying participation interests in loans made to a UPCI church or affiliated entity pursuant to a non-recourse participation agreement entered into with ACCU as the lead lender. The Fund now originates its own mortgage loans and acts as the servicer for such loans. As of June 30, 2017, the Fund originated \$28,812,339, or 92.5%, of its total mortgage loan portfolio. By originating and servicing more of its mortgage loan investments, the Fund will be able to exercise more control over its operating expenses, increase its operating income and improve the profitability of the Fund.

Under a standard form of non-recourse participation agreement, the lead lender will maintain all records, collect all payments and remit monthly to the Fund the appropriate pro rata share of both interest and principal collected on the loans. Our right to take enforcement action with respect to the borrower or collateral on these participation loan interests is subject to cooperative efforts with the lead lender and originator of such loans. We will be responsible for our pro rata share of any extraordinary expenses incurred to preserve the collateral or enforce the lender's rights with respect to such loan in any foreclosure or other collection action.

## **Loan Policies**

Our Board of Directors has adopted a policy that requires all loans authorized by the Fund to be made to UPCI churches, schools, ministry related projects and facilities, colleges, and UPCI affiliated organizations. From time to time, the Fund may approve a loan made to a church, ministry or organization that has an affiliation with UPCI and has a core mission and doctrinal beliefs that align with UPCI's statement of faith; provided, however, that (i) the Fund's Board of Directors determines that approving such a loan will enhance the Fund's operating income; (ii) strengthen its loan portfolio; and (iii) effectively manage the Fund's mortgage loan investments and net interest margin. In most instances, a loan made for the acquisition, construction, refinancing or expansion of a ministry related facility will be secured by a mortgage lien against the real property owned by the borrower. The Fund may also purchase loans from third parties, enter into joint loan agreements with participating lenders and acquire loans from other UPCI affiliated entities.

Historically, the Fund's mortgage loans have been made to UPCI churches, districts, agencies and related entities and secured by real property located in the U.S. Commencing with this Offering, the Fund has agreed to open the loan fund to UPCI churches, agencies, ministries and organizations located in Canada. All loans made to UPCI churches and organizations that are organized as Canadian legal entities will be secured by real properties located in Canada and each loan will be made in accordance with customary commercial lending practices for church loans made in the Canadian provinces where such loans are made. The Fund's Board of Directors has established a maximum limit equal to 10% of its total mortgage loan assets that may be made to Canadian borrowers.

Our loan policies are adopted and approved by our Board of Directors, are reviewed annually and are subject to amendment at any time. We reserve the right to change our loan policies and procedures from time to time in response to changes in loan demand, interest rates, market conditions and practices of other lenders that provide financing to UPCI affiliated churches, ministries, schools, educational institutions and organizations.

Our Board of Directors determines the loan policies and guidelines we will follow in carrying out the Fund's lending and operational activities and may revise them at any time. Although the policies and guidelines set forth above guide the decision making process that we and the Loan Committee will undertake in reviewing an application, we must make exceptions from time to time when we review a particular application and make decisions as to the amount of the loan, maturity term, interest rate, amortization schedule, fees or other terms of the loan.

To assist us in meeting our operational and administrative expenses incurred in maintaining the Fund, we generally charge our borrowers a loan origination fee. The borrowers will also be required to pay all closing costs, third party costs and associated expenses. From time to time, we may also require that the church's members purchase a minimum amount of Certificates, the proceeds of which will go, in whole or in part, towards funding the loan. In operating the Fund, we intend to keep loan terms made to UPCI borrowers at a level that is more competitive than those generally available from commercial sources.

We have adopted a United Pentecostal Church Loan Fund Policies and Procedural Manual which governs the types of loans we intend to offer in the Fund. This policies and procedural manual will assist us in deciding which loan applicants will qualify for a loan and the amount of the loan to be approved. Loans we intend to make or acquire for the Fund are typically secured by a first mortgage for a period not to exceed 30 years or for a construction loan that will convert to a term loan upon completion of construction. From time to time, we may also approve a second mortgage or deed of trust on the property if the loan otherwise meets our underwriting criteria.

We may also permit a borrower to pledge our Certificates as collateral for a loan in an amount that ensures that the Fund is adequately secured on its loan. When Certificates are pledged to secure a loan, our underwriting guidelines require that the Fund's security interest in such pledged assets be perfected pursuant to applicable state laws. On a limited basis, we may also make loans of operating funds to UPCI affiliated organizations, provided that the loan complies with our loan policies and procedures. As required by the North American Securities Administrators Association Statement of Policy governing church extension fund securities offerings, the amount of any secured indebtedness to which the Certificates are subordinate may not exceed 10% of the Fund's total tangible assets.

We will acquire, invest in or originate a loan after we complete our investigation of the prospective borrower's financial condition, including review of giving patterns, income and expense statements, capital campaign records and statements and balance sheet information. As of the date of this Offering Circular, our loan policies include the following general requirements:

- monthly loan payments are limited to no more than 30 to 35% of a borrower's average monthly revenues for the year or 12 month period preceding the date of the loan;
- the total secured mortgage debt of any individual borrower shall not exceed three and one half (3 ½) times the borrower's gross revenues for the year or 12 month period prior to the date of the loan;
- the borrower's net cash flow for the year or 12 month period prior to the date of the loan must be equal to or greater than 100% of the proposed annual mortgage payments;
- the loan to value ratio of the mortgage property or collateral after completion of construction may not exceed 75%;
- loan applicants must demonstrate that they will have three years of operating history and financial statements; and
- applicants for a real estate term loan with an adjustable rate feature must be qualified at the three or five year interest rate adjustment period rate assuming that a 20 year amortization term is used.

As part of our review process in reviewing a loan application, we require that the applicant submit a loan application, together with supporting documentation. This assessment will focus on the applicant's debt service coverage ratio (net cash flow divided by proposed annual debt service), loan to value ratio (dividing the mortgage

loan by the value of the secured collateral), debt service to income ratio (dividing the proposed annual debt service by unrestricted revenue of the borrower) and debt service plus salary to income ratio (proposed annual debt service plus salary exposure divided by unrestricted revenue of borrowers).

Based upon the financial information and loan assessment undertaken, we prepare a comprehensive credit grading matrix which is reviewed by the Fund's Loan Committee. The Fund's Loan Committee consists of at least five members that are appointed by the Fund's Board of Directors. Currently, the Fund's entire Board of Directors serve as the Loan Committee. Our secured loans typically bear interest that is initially fixed for a one, three or five year term, as selected by the borrower when the loan is made. As of the date of this Offering Circular, the initial interest rates we charge on our mortgage loans generally range from 4.70% to 8.45%. For the year ended June 30, 2017, the Fund's average interest rate on its mortgage loans was 5.84%.

After the loan is entered into, our current loan policies provide that the interest rate will be adjusted every year, every three years, or every five years, in accordance with the adjustment term selected by the borrower. In order to provide fund liquidity, the Fund reserves the right to call the loan as of the end of the adjustment term period selected by the borrower. An applicable index interest rate may be reflected in the loan documents signed by the borrower and we may, in our sole discretion, select a different index from time to time or change the interest rates for new loans at any time.

## **Types of Loans**

We intend to offer, invest in or acquire the following types of loans on behalf of the Fund:

**Permanent Loans.** Permanent loans are loans secured by a deed of trust or mortgage for periods of 20, 25 or 30 years to be amortized over the corresponding term of the loan. The interest rate on a term loan will be adjusted every year, every three years or every five years, at the option of the borrower. We generally charge a loan origination fee of 1% to 2% of the principal balance of the loan. At the end of the adjustment period, a financial and ministry review of the borrower is conducted and the interest rate reset according to our current rates. The Fund reserves the right to call a loan effective as of the adjustment term selected by the borrower. If a borrower chooses to refinance a loan with an outside lender during the first five years of the loan, the Fund reserves the right to assess a prepayment penalty ranging from 1% to 2% depending on the interest rate adjustment period and year in which the prepayment is made.

**Construction Loans.** Construction loans will be made for a term of up to eighteen (18) months. During the term of the loan, repayment is on an interest-only basis and the loan will be secured by a first mortgage or a second mortgage behind a Fund owned related first mortgage loan. Upon completion of construction and issuance of a certificate of occupancy, the construction loan will convert to a permanent loan. We generally charge a loan fee in an amount up to 1.5% to 2.5% of the original principal amount of the loan.

**Capital Bridge Loans.** Capital bridge loans are generally made for a term of up to three years and require the borrower to participate in a multi-year professionally led capital campaign. In most instances, a capital bridge loan provides interim funds during construction or when pursuing a capital improvement effort while the borrower raises additional capital. During the term of the loan, monthly interest-only payments will be required. We will authorize advances on the loan in an amount of up to 70% of all outstanding capital pledges. All capital campaign proceeds will be required to be deposited into a segregated account which can only be drawn down to reduce the outstanding principal balance of the bridge loan. For each capital bridge loan we make, the borrower will be required to provide a first mortgage or a second mortgage behind the first mortgage we hold on secured real estate collateral. We generally charge a loan fee of 1% to 2% of the principal amount of the bridge loan.

**Participation Interests.** The Fund has acquired and may continue to acquire participation interests in qualifying loans made by ACCU, or another commercial lender, to UPCI churches and related agencies and institutions. When the Fund acquires a participation interest, it acquires an ownership interest in the loan originated by the originating lender. Under a participation interest agreement, participating lenders will share principal and interest payments received from the borrower in an agreed upon manner. When we acquire a participation interest, the lead lender will maintain all records, collect all payments and remit monthly the appropriate pro rata share of both interest and principal collected on the loans. In that instance, the commercial lender will serve as the lead lender and originator of the loan. In each instance, any participation interest we acquire on behalf of the Fund must

be made on terms and conditions that comply with our lending policies and guidelines. For any participation interest we acquire, we will require that a first or co-first mortgage or deed of trust be held as collateral for the Fund.

When we acquire a participation interest on behalf of the Fund, we will pay an annual loan fee to the originating and lead lender for the loan as from time-to-time agreed upon when the participation interest is acquired. Currently that fee is .75% (75 basis points) per year. These participation agreements typically provide that we will share ratably in the collection costs incurred by the lead lender in preserving the collateral or enforcing the lender's rights with respect to the loan. As of June 30, 2017, the Fund held sixteen (16) loan participation interests with an aggregate balance of \$2,325,239.

### **Interest Rates**

We offer loans with fixed interest rates for up to 12 months, 36 months or 60 months, at the option of the borrower, but with payments based upon an amortization schedule for up to 30 years. Our loan agreements with a borrower usually provide that we may call the loan at the end of any interest rate adjustment period. If we do not call the loan, the interest rate on the note will adjust to the then current interest rate for the 12, 36 or 60 month term. The terms offered to borrowers regarding interest rates, maturities, points and fees are determined from time to time by our Board of Directors based upon risk evaluation, the cost of funds, our operating expenses and expenses incurred in arranging for the loans and general market conditions.

### **Loan Committee Review and Approval Process**

Each loan applicant submits its loan application to us for review for compliance with the loan guidelines and standards established by our Board of Directors. We have established a Loan Committee, the members of which are appointed by Board of Directors of the Fund. Our Loan Committee reviews the creditworthiness of a borrower and oversee the rates, terms and conditions of each loan. Our Loan Committee meets on a regular basis to review and consider loan requests. Upon approval by the Loan Committee, we furnish a letter of commitment to the borrower. The Loan Committee has the authority to approve any exceptions to our lending policies, but must report the exception to our Board of Directors for its review. Currently, the entire Board of Directors serves as the Loan Committee.

The review process undertaken by the Loan Committee includes an analysis of the creditworthiness of the borrower, the feasibility of the project and an analysis of the value of the collateral. The Loan Committee relies on financial statements, annual budgets, credit reports, attendance records, contracts with builders and architects, if any, and may require that independent appraisals of the properties to be mortgaged be submitted by the borrower. Once a borrower has accepted and signed a Commitment Letter, 25% of the origination fee is required to be submitted by the borrower. At that point, a title insurance commitment is ordered and arrangements made for the provision of mortgage title insurance, and services of an appraiser, a professional independent accountant to prepare appropriate financial statements and an environmental consultant may be required in order to close a loan that we may authorize.

For mortgage loans we originate, acquire or invest in, we typically require title insurance, fire and extended coverage insurance and we typically use standard mortgage and security documents in the state where the real property collateral is located. We generally require that payment of principal and interest on all loans be made in equal monthly installments. All loans that we originate may be prepaid at any time without penalty. For any loans that we acquire as a participation interest, the originating lender may impose a prepayment penalty of 1% to 3% depending on the time of prepayment and if the prepayment is made with funds from an external lending institution.

### **Loan Repayment**

Loan payments from borrowers ordinarily will be required monthly. However, some loans to borrowers will require weekly or other repayment schedules as determined to be appropriate. Late payments will result in the charging of a fee. No prepayment penalty will be imposed on the loans that we originate. To the extent we acquire a loan participation interest, the lead lender may impose a prepayment penalty of 1% to 3 depending on the time of prepayment and if the prepayment is made with funds from an external lending institution..



## **Underwriting Requirements**

Our lending policies generally require the normal protections afforded by church extension fund lenders. Most loans require title insurance, surveys, appropriate resolutions of the borrower, evidence of the property value, and fire, builder's risk and extended coverage insurance. For certain construction loans, payment and performance bonds also may be required. Mortgage loans are generally limited to 75% of the property value. For the purposes of determining such property value under our current loan policies, the value of the land and existing facilities, as well as the future value of new construction, is considered. Typically, a borrower cannot borrow more than 35% of its average monthly revenues received for its most recent year of operations. We have adopted a loan policy that restricts us from making unsecured loans in excess of 5% of the aggregate balance of the Fund.

## **Liquidity**

We intend to offer the Certificates from time to time to match the demand for loans that we reasonably anticipate and to make mortgage related investments from the Fund as soon as is reasonably practical after receipt of such funds. We expect to operate the Fund on a positive margin based upon the spread between the interest, fees and revenues that we generate and the interest costs that we will pay on the Certificates. Our Board of Directors has also approved policies and procedures to mitigate interest rate risk. We expect that most loans we approve will have interest rates that will be adjusted every year, every three years or every five years, at the option of the borrower. By using interest rates that will adjust from time to time, the Fund will have a level of protection in regards to any major interest rate fluctuations in the marketplace.

In administering the Fund, we intend to manage the maturities of our loan investments to provide for our expected liquidity needs and we have entered into a short-term line of credit borrowing facility with UPCI, an affiliated entity, to provide us with up to a maximum of \$1,000,000 in additional liquidity. As of the date of this Offering Circular, the Fund has no outstanding balance on its UPCI credit facility. Our Board of Directors has adopted a policy requiring that we maintain sufficient operational reserves, together with short-term borrowing capabilities and expected cash from our lending activities and operating funds, sufficient to permit us to timely pay any interest and principal due on the Certificates. Should these resources be insufficient from time to time, we may seek to sell mortgage loan assets or participation interests in our loans in order to meet our cash flow demands.

## **Allowance for Loan Losses**

We maintain a loan loss reserve for contingent loan losses that can be reasonably predicted and for contingent loan losses that may occur at irregular or unpredictable intervals. The amount of the loan loss reserve is estimated based on the following considerations: (i) historical loss experience; (ii) delinquency trends and levels; (iii) non-accrual trends and levels; (iv) loan growth; (v) maturity trends; (vi) loan-to-value ratios; and (vii) credit policy changes. We may also establish a loan loss reserve for a specific loan in an amount to cover the projected loss associated with such loan. As of June 30, 2017, the aggregate allowance for loan losses was \$186,825. The Fund has had no loan charge-offs and has never initiated a foreclosure action since its inception.

## **Loan Delinquencies**

During the fiscal year ended June 30, 2017, no loans in our mortgage loan portfolio were ninety days or more past due. Since the Fund has been organized to provide cost-effective financing options to UPCI churches and ministries, we may, but can provide no guarantees or assurances, make accommodations and refinancing arrangements with our borrowers whose payments are not current. In that instance, the Fund offers advice and counsel to our borrowers and may, from time to time, refinance, restructure or provide concessions to the borrower in order to enable the borrower to satisfy their repayment obligation without foreclosure. Since inception, the Fund has had no delinquent or impaired loans and had had no troubled debt restructurings in its loan portfolio. No assurances can be given that the Fund will be willing to refinance, restructure or work out a delinquent loan in the future.

## **Operation of Church Loan Extension Fund**

While the Board of Directors and principal executive officers of the Fund exercise authority over and carry out our lending and investing activities, we generally rely on third party providers to assist us in closing our loans, servicing and administering the loans, processing loan applications, communicating with borrowers and administering our day-to-day operations. To assist us in identifying qualified borrowers for the Fund, we or the UPCI Stewardship Group may enter into independent consulting agreements from time to time with a mortgage loan originator to provide us with qualified loan applicants. Each independent originator will be responsible for finding, evaluating and presenting appropriate loan documentation that will enable our Loan Committee to act upon and review a loan application.

Our principal executive officers and Board of Directors provide oversight to operation and administration of the Fund. These duties generally include (i) serving as loan underwriter and manager of the Fund; (ii) investigating and evaluating lending opportunities that are consistent with the Fund's mission and objectives; (iii) investigating, selecting, and developing relations with prospective borrowers seeking mortgage loans from the Fund; (iv) tracking the borrower's loan performance, financial status and credit quality of the mortgage loan; (v) maintaining proper financing reporting and accounting for the operation of the Fund; (vi) providing oversight of the investments and assets of the Funds; and (vii) reviewing and analyzing monthly financial reports and portfolio status reports and making adjustments as may be needed to our lending and collection policies to insure the safety of the assets in the Fund and profitability of the Fund.

***Management Services Agreement.*** We engaged the Foundation to provide management, loan servicing, underwriting and investment related services on behalf of the Fund for our initial year of operations. Under an Amended and Restated Management Services Agreement, we appointed UPCI's Stewardship Group to serve as our manager of the Fund. UPCI's Stewardship Group may, in its sole discretion, engage third party service providers to assist it in carrying out its duties under the Amended and Restated Management Services Agreement. In carrying out its duties on behalf of the Fund, the UPCI Stewardship Group will originate and underwrite any direct loans made by the Fund and will purchase loan participation interests, loan investments and enter into sales transactions in accordance with instructions and authorizations provided by the Fund.

The UPCI Stewardship Group carries out and performs the day-to-day operations of the Fund and represents and acts as agent for the Fund in negotiating with and communicating with prospective borrowers, loan servicing agents, financial institutions, lenders, consultants, mortgage loan originators, appraisers, title agents, attorneys, accountants, brokers and governmental authorities in implementing the purpose of the Fund. The Fund has also engaged the UPCI Stewardship Group to handle and coordinate the closing of all loans or loan participation interests that are originated by or acquired by the Fund and monitor the administration and performance of such loans on a regular basis.

The loan processing, underwriting and investment management services provided by the UPCI Stewardship Group, or any other third-party service provider will be reviewed by the Fund's Board of Directors and Loan Committee at its regularly scheduled meetings. As the Fund expands its operations and generates sufficient increases in its net assets, we may hire a part-time or full-time executive officer that will have supervisory responsibilities for the lending activities of the Fund.

***Participation Agreements.*** The Fund has acquired and may continue to acquire loan participation interests from ACCU, a Glendora, California based state chartered credit union with over \$250 million in assets, or other financial institutions that make loans to UPCI churches. ACCU has been selected by UPCI to serve as its preferred financial lender for the denomination. When we acquire a participation interest from a lead lender, all servicing activities for the loans we acquire will be provided by the lead lender under the terms and conditions of a non-recourse participation agreement.

Under the terms of a standard form of participation agreement, the lead lender's duties include, but are not limited to, the following: (i) servicing and administration of the mortgage loans acquired as a participation interest on behalf of the Fund; (ii) collecting and disbursing all mortgage loan payments, escrows and deposits for any participation interest loans; (iii) establishing and maintaining custodial and servicing accounts for any participation interest loans; (iv) enforcing loan terms and borrower's obligations under the loan documents; (v) periodic review of each mortgage loan file; (vi) safeguarding the Fund's interest in the property and rights under each participation

interest we acquire and exercising our remedies in connection with defaulted non-performing loans; (vii) foreclosing upon, managing and disposing of properties securing the participation interests; and (viii) maintaining accurate books and records with respect to the participation interests that are made by or acquired from the Fund.

Any attorneys' fees, collection costs, insurance and other expenses that are incurred in connection with the exercise of our enforcement remedies under the mortgage loan documents are our responsibility, although we are entitled to recoup such expenses from the borrower in the process of pursuing our enforcement remedies.

### Outstanding Loans and Loan Participations

As of June 30, 2017, the Fund holds 88 mortgage loan investments (including 16 loan participation interests and 72 direct loans that it originated) in its portfolio. The following table provides additional information regarding our mortgage loan investments:

<b>Number of loans</b>	<b>Outstanding Principal Amount Per Loan</b>	<b>Aggregate Outstanding Principal Amounts</b>	<b>Percent of Loan Portfolio</b>
29	Less than \$150,000	\$ 2,619,042	8%
29	\$150,000 - \$299,999	6,459,618	21%
23	\$300,000 - \$749,999	10,663,176	34%
7	\$750,000- \$2,500,000	<u>11,395,742</u>	<u>37%</u>
<b>88</b>	<b>TOTAL</b>	<b><u>\$ 31,137,578</u></b>	<b><u>100%</u></b>

The following table provides information pertaining to our mortgage loan investments in which the Fund owns a participation interest:

<b>STATE</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>PARTICIPATION INTEREST</b>
MI	8/1/2022	4.70%	90.00%
OH	1/1/2024	4.70%	90.00%
LA	12/1/2021	4.70%	10.00%
OH	6/1/2022	4.70%	10.00%
TX	9/1/2021	4.70%	75.00%
MI	12/1/2023	4.95%	90.00%
TX	9/1/2021	5.20%	75.00%
AL	6/1/2023	5.20%	90.00%
MI	8/1/2022	4.70%	90.00%
MI	2/1/2023	5.20%	90.00%
CA	2/1/2022	5.45%	75.00%
SC	8/21/2023	6.15%	89.24%
IL	7/1/2022	6.325%	50.00%
OH	12/10/2017	6.45%	10.00%
MI	6/1/2016	6.50%	90.00%
MO	9/1/2022	6.75%	90.00%
OH	8/1/2023	7.15%	90.00%

The following table provides information as of June 30, 2017 pertaining to our mortgage loan investments originated and wholly-owned by the Fund:

<b>State</b>	<b>Maturity Date</b>	<b>Rate</b>
NJ	6/20/2020	5.00%
AL	7/1/2040	5.50%
MS	10/1/2041	5.50%
MI	1/1/2031	5.50%
MO	1/1/2041	5.50%
MO	5/1/2020	5.50%
MO	7/1/2039	5.50%
IN	8/1/2041	5.50%
WA	12/1/2041	5.50%
MI	1/1/2023	5.50%
WA	7/1/2037	5.50%
AL	11/1/2039	5.65%
TX	5/1/2039	5.75%
KY	4/1/2040	5.75%
GA	8/1/2040	5.75%
IL	12/1/2041	5.75%
MI	12/1/2041	5.75%
TX	2/1/2042	5.75%
IN	3/1/2042	5.75%
AK	3/1/2047	5.75%
AZ	4/1/2042	5.75%
UT	5/1/2037	5.75%
FL	7/1/2037	5.75%
TX	4/1/2034	5.95%
TX	7/1/2018	5.95%
GA	7/1/2034	5.95%
PA	10/1/2039	5.95%
NC	3/1/2041	5.95%
SC	6/1/2035	5.95%
TX	10/1/2041	5.95%
NY	11/1/2040	5.95%
VA	5/1/2041	5.95%
IN	5/1/2031	5.95%
MI	6/1/2021	5.95%
TX	7/1/2041	5.95%
MI	8/1/2041	5.95%
TX	9/1/2041	5.95%
PA	12/1/2041	5.95%
OH	10/1/2041	5.95%

TN	11/1/2041	5.95%
WI	1/1/2042	5.95%
MO	2/1/2032	5.95%
OH	6/1/2037	5.95%
IN	7/1/2042	5.95%
IN	2/1/2041	6.05%
IN	5/1/2040	6.05%
KY	4/1/2020	6.05%
IL	6/1/2041	6.05%
NY	10/1/2041	6.05%
IN	4/1/2034	6.15%
FL	8/1/2040	6.15%
MO	1/1/2020	6.15%
WI	3/1/2040	6.20%
LA	8/1/2035	6.20%
IL	1/1/2041	6.25%
FL	4/1/2033	6.45%
CA	1/1/2039	6.45%
TX	8/1/2039	6.45%
TX	4/1/2020	6.45%
IL	7/1/2045	6.46%
WI	12/1/2040	6.50%
AL	9/1/2041	6.50%
TX	1/1/2043	6.50%
OH	8/1/2039	6.65%
PA	11/1/2020	6.65%
MD	8/1/2020	6.95%
MO	2/1/2018	6.95%
TX	1/1/2015	6.95%
LA	6/1/2041	6.95%
GA	2/1/2017	7.45%
AL	3/1/2017	7.45%
GA	1/1/2035	7.45%
NJ	10/1/2016	8.45%

## FINANCING AND INVESTMENT ACTIVITIES

### Financing Activities

The primary method that the Fund will use to finance its lending and operational activities is the sale of Certificates. We also expect to generate cash flow from principal and interest payments received from borrowers on outstanding loans we have made. We may also raise funds from the sale of participation interests or whole loans we have acquired, invested in or originated. Additionally, we expect to receive income from our cash, time deposits and investments in short-term marketable securities.

## **Liquidity Policies**

The Fund has adopted a policy that requires that we maintain minimum liquid assets and available unused line of credit borrowing equal to at least 8% of its outstanding Certificates. As of the date of this Offering Circular, we have established a \$1,000,000 credit facility with UPCI to assist us in managing our liquidity needs. See “Our Lending Activities – Liquidity; Allowance for Loan Losses”.

## **Investment Activities**

The Board of Directors of the Fund is responsible for establishing and revising the Fund’s investment policies. To provide funding for loan commitments and redemption requests and to provide for payment of principal and interest due on the Certificates, we intend to maintain an investment portfolio consisting of cash, marketable securities and other liquid assets. Under our investment policy, no more than 5% of the total portfolio may be invested in a single security, with the exception of U.S. Treasury and government securities. The Fund’s President has the responsibility of implementing the policy. Our general policy is to use all reasonable efforts to maintain cash, cash equivalents, time deposits, and marketable securities at a level equal to at least 8% of our outstanding liabilities. If we enter into a short-term credit facility, we will include the unused portion of such facility as a liquidity source, provided that the portion represented by cash, cash equivalents, time deposits and marketable securities must equal at least 6% of our outstanding liabilities.

Our investment policy provides for a mix of short term investments, fixed income securities and, to a limited extent, equity securities. We seek to limit our exposure to significant swings in the securities markets by investing primarily in short-term to intermediate term investment grade fixed-income securities and adopting asset class diversification practices. Fixed-income investments are generally restricted to corporate bonds, preferred stocks, U.S. government agency securities, U.S. government mortgage backed securities and U.S. Treasury securities. Short-term investments are generally made in U.S. Treasury Bills, U.S. Government Agency securities, money market funds, corporate commercial paper, money market accounts and certificates of deposit.

## **DISCUSSION OF FINANCIAL DATA**

The Fund is a not-for-profit corporation affiliated with UPCI and has been organized to provide financing assistance to UPCI churches, schools, colleges, district agencies, missions, ministries and ministry related projects. We established the Fund on March 7, 2011 and our current portfolio, as of June 30, 2017, consists of eighty eight (88) mortgage loans with an aggregate principal balance of \$30,950,753, net of allowance for doubtful loans. The average loan size (including loan participations) in our portfolio is \$353,836 with interest rates ranging from 4.70% to 8.45%. As of the date of this Offering Circular, we have no loans that are delinquent or non-performing and have never had a charge-off on a loan we have made.

We intend to maintain a loan loss reserve for contingent loan losses that can be reasonably predicted and that may occur at irregular or unpredictable intervals. The amount of the loan loss reserve is estimated based on the following considerations: (i) historical loss experience; (ii) delinquency trends and levels; (iii) non-accrual trends and levels; (iv) loan growth; (v) maturity trends; (vi) loan-to-value ratios; and (vii) credit policy changes. We may also establish a loan loss reserve for a specific loan in an amount to cover the projected loss associated with such loan. Since inception, we have never had a delinquency on any of our mortgage loan investments and we expect that all of the loans in our portfolio will continue to perform in accordance with their mortgage loan agreements.

We manage the maturities of our loan investments to provide for our expected liquidity needs. As of the date of this Offering Circular, we have never been delinquent on any payments made to Certificate holders. We may also utilize our short-term line of credit borrowing facility with our affiliated entity, UPCI, to provide us with additional liquidity and should the need arise, we may seek to sell mortgage loan assets or participation interests in our loans in order to meet our cash flow demands. As of the date of the Offering Circular, we have timely met our obligations to pay principal and interest due on the Certificates.

To the extent that our operating revenues are sufficient to cover the principal and interest payments on our Certificates, provide for a sufficient liquidity reserve and meet our operating expenses, we may make periodic distributions to UPCI ministry causes, church planting projects, ministry projects, missions and other ministries.

### Financing Activities

We finance our operations primarily through the sale of Certificates and payments of interest and principal we receive on our mortgage loan investments. In addition, we may from time to time purchase or sell loan participation interests to commercial lenders. We also receive income from our cash and interest bearing accounts. Finally, for the years ended June 30, 2017, 2016 and 2015, we received capital contributions of \$175,000, \$350,000 and \$50,000, respectively, from UPCI affiliated entities to assist us in capitalizing the Fund.

During the fiscal year ended June 30, 2017, we received \$9,472,453 from sales of Certificates and our investors reinvested \$882,394 of interest payments on our Certificates into our Certificates. We also had \$9,068,664 of our Certificates that matured and were renewed or reinvested in new Certificates and we paid out \$2,279,957 for matured and redeemed Certificates.

### Sales and Redemptions of Certificates in 2017

During the fiscal year ended June 30, 2017, the Fund sold \$9,472,453 of our Certificates, of which \$9,068,664 was attributable to reinvestment or rollover of the principal amount of our maturing Certificates. For the same year ended, we paid \$2,279,957 in connection with Certificates that were redeemed when they matured.

### Renewals

Historically, a significant percentage of our Certificates which mature during the year are renewed or reinvested into a new Certificate. For the past three years, the average reinvestment rate was approximately 90%, with the renewal rate for each year listed on the following table:

<b>Year</b>	<b>Reinvestment Rate (Principal Only)</b>
<b>2017</b>	90%
<b>2016</b>	87%
<b>2015</b>	93%

While our historical experience indicates that a substantial portion of the principal balance of our maturing Certificates is reinvested in a new Certificate, no assurances can be given that these historical reinvestment rates will continue.

### Certificate Maturity Information

As of June 30, 2017, the scheduled maturity dates and amount of principal due on such dates for our investor Certificates are as follows:

<b><u>Year Ending June 30</u></b>	<b><u>Total Principal Maturing</u></b>
<b>2018</b>	\$ 10,131,308
<b>2019</b>	6,187,507
<b>2020</b>	5,740,987
<b>2021</b>	6,776,082
<b>2022</b>	<u>7,327,889</u>
<b>Total</b>	<b><u>\$ 36,163,773</u></b>

### Outstanding Certificates

We had the following Certificates outstanding on June 30, 2017:

<b>Type</b>	<b>Non-IRA</b>	<b>IRA</b>	<b>Aggregate Principal Balance</b>
<b>One-year</b>	\$ 6,681,520	\$ 198,866	\$ 6,880,386
<b>Three-year</b>	\$ 7,285,716	\$ 430,342	\$ 7,716,058
<b>Five-year</b>	\$16,876,470	\$4,690,859	\$21,567,329
<b>Total:</b>	\$30,843,706	\$5,320,067	\$36,163,773

## 2017 Financial Overview

Our financial condition and results for the year ended June 30, 2017 is summarized below:

- The Fund's mortgage loan investments increased from \$21.7 million in 2016 to \$30.9 million at June 30, 2017;
- The Fund's aggregate amount of Certificates that are issued and outstanding went from \$28.0 million in 2016 to \$36.1 million at June 30, 2017;
- The Fund's net assets increased from \$1.47 million in 2016 to \$1.91 million at June 30, 2017;
- Total assets of the Fund increased from \$29.5 million in 2016 to \$38.1 million at June 30, 2017;
- The Fund generated positive earnings of \$225.2 thousand, \$516.8 thousand and \$439.8 thousand for the years 2015, 2016 and 2017, respectively;
- New loans made totaled \$14.5 million, \$11.0 million and \$5.6 million in 2017, 2016 and 2015, respectively;
- The Fund generated net interest income of \$631.1 thousand, \$332.7 thousand and \$333.4 thousand in 2017, 2016 and 2015, respectively;
- The Fund sold \$9.4 million, \$11.3 million and \$4.6 million in Certificates in 2017, 2016 and 2015, respectively;
- The Fund generated \$1.7 million in interest and dividend income in 2017 as compared to \$1.1 million in 2016 and \$850.8 thousand in 2015; and
- Although the Fund has never had a loan charge-off or initiated a foreclosure action, the Fund continues to increase its allowance of loan losses as the total amount of its mortgage loans continue to grow.

Since inception of the Fund in 2011, we have been strategically growing our net assets, mortgage loan portfolio and total amount of Certificates invested in the Fund. Our total assets grew from \$29.5 million at June 30, 2016 to \$38.1 million at June 30, 2017. Net assets grew from \$1,478,934 at June 30, 2016 to, \$1,918,792 at June 30, 2017.

In 2017, our mortgage loan investments increased to \$30.9 million, as compared to \$21.7 million at June 30, 2016. During the year ended June 30, 2017, we also continued to originate and underwrite direct loans to UPCI churches and agencies. As of June 30, 2016, \$28.8 million or 92.5% of our loan portfolio, were loans we originated and for which we act as servicing agent. Interest payments received on our mortgage loans for 2017 totaled \$1,657,934, as compared to \$1,068,893 for 2016.

Net cash provided by operating activities in 2017 was \$1.36 million, as compared to \$1.14 million in 2016. This increase primarily reflects an increase in income received from loan interest, loan fees and principal payments received on loans. Cash proceeds received from the sale of Certificates, net of Certificate redemptions, provided \$7.1 million for 2017 as compared to \$9.3 million for 2016. This decrease was primarily due to a 16.3% decrease in sales on our Certificates for the year ended June 30, 2017. We made no borrowings on our line of credit facilities during 2017 and 2016.

At June 30, 2017, our total liquidity represented by cash and cash equivalents was \$5.2 million, as compared to \$7.73 million at June 30, 2016. For 2017, we received a cash contribution from UPCI affiliated entities totaling \$175,000, as compared to \$350,000 for 2016. We also received \$5.3 million in principal payments on our mortgage loan investments as compared to \$4.6 million in 2016. We had a positive net income of \$439,858 for the year ended June 30, 2017, as compared to \$516,817 for the year ended June 30, 2016. In addition, our provision for loan losses totaled \$56,665 as compared to \$37,417 for 2016. Our total net assets grew to \$1,918,792 in 2017, as compared to \$1,478,934 in 2016. As of June 30, 2017, all of our net assets were unrestricted.



## 2016 Results

In 2016, our mortgage loan investments increased to \$21.7 million, as compared to \$15.3 million at June 30, 2015. During the year ended June 30, 2016, we also continued to originate and underwrite direct loans to UPCI churches and agencies. As of June 30, 2016, \$18.3 million or 84% of our loan portfolio, were loans we originated and for which we act as servicing agent. Interest payments received on our mortgage loans for 2016 totaled \$1,068,893, as compared to \$820,395 for 2015. For the year ended June 30, 2016, we increased our sales of Certificates by \$6.6 million, which represents a 141% increase.

Net cash provided by operating activities in 2016 was \$1.14 million, as compared to \$626.6 thousand in 2015. This increase primarily reflects an increase in income received from sales of our Certificates. Cash proceeds received from the sale of Certificates, net of Certificate redemptions, provided \$11.3 million for 2016 as compared to \$4.7 million for 2015. We made no borrowings on our line of credit facilities during 2016 and 2015.

At June 30, 2016, our total liquidity represented by cash and cash equivalents was \$7.73 million, as compared to \$3.67 million at June 30, 2015. For 2016, we received a cash contribution from UPCI affiliated entities totaling \$350,000, as compared to \$50,000 for 2015. We also received \$4.6 million in principal payments on our mortgage loan investments as compared to \$2.0 million in 2015. The increase in total liquidity is consistent with the increase in the total balance of our mortgage loan portfolio and normal investing activities. We had a positive net income of \$516,817 for the year ended June 30, 2016, as compared to \$225,228 for the year ended June 30, 2015. In addition, our provision for loan losses totaled \$37,417 as compared to \$22,156 for 2015. The Fund paid no management fees to UPCI for the year ended June 30, 2016, or the year ended June 30, 2015. Under the terms of the Amended and Restated Management Agreement, the Fund pays a variable fee of 75 basis points to UPCI's Stewardship Group, of the average assets invested in the Fund. The variable fees due under this Agreement for 2016 were waived. Our total net assets grew to \$1,478,934 in 2016, as compared to \$962,117 in 2015. As of June 30, 2016, all of our net assets were unrestricted.

## 2015 Results

In 2015, our mortgage loan investments increased to \$15.3 million, as compared to \$11.7 million at June 30, 2014. During the year ended June 30, 2015, we also continued to originate and underwrite direct loans to UPCI churches and agencies. As of June 30, 2015, \$11.01 million or 71% of our loan portfolio, were loans we originated and for which we act as servicing agent. Interest payments received on our mortgage loans for 2015 totaled \$820,395, as compared to \$621,040 for 2014. We also received \$2.0 million in principal payments on our mortgage loans, as compared to \$2.1 million for 2014. For the year ended June 30, 2015, we decreased our sales of Certificates by \$139 thousand, which represents a 2.88% decrease.

Net cash provided by operating activities in 2015 was \$626.6 thousand, as compared to \$643.8 thousand in 2014. This decrease primarily reflects a decrease in income received from sales of our Certificates. Cash proceeds received from the sale of Certificates, net of Certificate redemptions, provided \$4.3 million for 2015, as compared to \$4.4 million for 2014. We made no borrowings on our line of credit facilities during 2015 and 2014.

At June 30, 2015, our total liquidity represented by cash and cash equivalents was \$3.67 million, as compared to \$2.45 million at June 30, 2014. For 2015, we received a cash contribution from UPCI affiliated entities totaling \$50,000, as compared to \$265,000 for 2014. We also received \$2.0 million in principal payments on our mortgage loan investments as compared to \$2.1 million in 2014. The increase in total liquidity is consistent with the increase in the total balance of our mortgage loan portfolio and normal investing activities. We had a positive net income of \$225,228 for the year ended June 30, 2015, as compared to \$353,529 for the year ended June 30, 2014. In addition, our provision for loan losses totaled \$22,156 as compared to \$14,658 for 2014. The Fund paid no management fees to UPCI for the year ended June 30, 2015, as compared to \$37.5 thousand for 2014. Under the terms of the Amended and Restated Management Agreement, the Fund pays a variable fee of 75 basis points to UPCI's Stewardship Group, of the average assets invested in the Fund. The variable fees due under this Agreement for 2015 were waived. Our total net assets grew to \$962,117 in 2015, as compared to \$736,889 in 2014. As of June 30, 2015, all of our net assets were unrestricted.

## Compliance with NASAA Statement of Policy

Although approximately 50% of our Certificates are held by investors that reside in the states of Arkansas, California, Louisiana, Missouri, and Texas, we offer the Certificates in a number of other states where permitted by law. As an offering of debt securities by a church extension fund, the Fund follows the standards established by the North American Securities Administrators Association's Statement of Policy (the "NASAA Policy"). Under the NASAA Policy, a state securities administrator may apply the policy as a condition for exempting the Certificates from registration or to register the Certificates. Registration or exemption of the offering of the Certificates may be denied or disallowed by the administrator if the proposed offering does not sufficiently comply with the NASAA Policy.

For the year ended June 30, 2017, the NASAA Policy requires that the Fund maintain: (i) net assets equal to 5% or more of its total assets; (ii) liquidity consisting of cash, cash equivalents, readily marketable securities and available unused line of credit facilities (not to exceed 2% of our total assets) as a percentage of total outstanding securities of not less than 8%; (iii) senior secured indebtedness to which the Certificates are subordinated may not exceed 10% of the Fund's total assets; and (iv) loan delinquencies during the Fund's most recent fiscal year may not be excessive and shall be at a level that will enable the Fund to satisfy its net capital and satisfy its liquidity requirements. For the year ended June 30, 2017, the Fund was in compliance with these NASAA Policy standards and intends to continue to monitor and comply with the minimum net capital requirement and other financial standards provided under the NASAA Policy for the year ending June 30, 2018.

The Fund's compliance with the NASAA Policy is summarized below:

**Liquidity.** As of June 30, 2017, the Fund had cash and cash equivalents equal to 14.6% of the total outstanding Certificates as follows:

	<u>June 30, 2017</u>
Cash and cash equivalents	\$5,270,795
Total Investment Certificates	\$36,163,773
Cash as percentage of Certificates payable	14.6%

**Loan Delinquencies.** As of June 30, 2017, none of the Fund's loans were past due.

**Capital Adequacy.** As of June 30, 2017, the Fund's net assets constituted 5.00% of the Fund's total assets determined as follows:

	<u>June 30, 2017</u>
Net assets	\$1,918,792
Total assets	\$38,120,065
Net assets as a percentage of Total Assets	5.03%

**Source of Funds for Payment of Certificates.** The Funds anticipates that interest payments due on the Certificates will be made from operating income, including interest received on its mortgage loan investments. Principal payments on the Certificates are expected to be made from the Fund's assets, including cash investments and payments of principal and income received on its mortgage loan investments. Although the Fund may use the proceeds from the sale of new Certificates for short-term operating expenses, we do not anticipate that these proceeds will be used for operating expenses or to make interest and principal payments on the Certificates.

**Operating Trends.** The Fund was organized on March 7, 2011 and launched its operations late that year. Although the Fund had positive earnings in 2017, 2016 and 2015, no assurances can be given that the Fund will continue to be profitable in the future. The following table summarizes the Fund's change in unrestricted net assets for 2017, 2016 and 2015:

	June 30, 2017	June 30, 2016	June 30, 2015
Net interest income	\$631,120	\$332,723	\$333,459
Provision for loan losses	\$(56,665)	\$(37,417)	\$(22,156)
Non-interest income including contributions	\$ 175,000	\$ 350,000	\$ 50,000
Unrestricted change in net assets	\$439,858	\$516,817	\$225,228
Net assets at beginning of the period	\$1,478,934	\$962,117	\$736,889
Net assets at the end of the period	\$1,918,792	\$1,478,934	\$962,117

**Capitalization.** The following table sets forth our capitalization as of June 30, 2017, as adjusted on a pro forma basis to take into account the following assumptions:

(a) the sale in this Offering of an aggregate of \$60,000,000 of Certificates, less \$36,163,773, the amount of Certificates previously sold and outstanding.

(b) a liquidity reserve of 10% of the proceeds received from the sale of additional Certificates is set aside.

(c) loan receivable as a result of lending the proceeds from the sale of additional Certificates (as described in (a) above, less a liquidity reserve of 10%).

	As of June 30, 2017		
	Actual	(unaudited) Adjustments	Pro Forma
Cash	\$ 5,270,795		\$ 5,270,795
Loan Receivables	\$30,950,753	\$21,452,604	\$52,403,357
Accrued Interest Receivable	\$ 142,581		\$ 142,581
Prepaid Expense	\$ 10,656		\$ 10,656
Investments	\$ 1,745,280	\$ 2,346,123	\$ 4,091,403
Total assets	<u>\$38,120,065</u>	<u>\$23,798,727</u>	<u>\$61,918,792</u>
Accounts Payable	\$ 37,500		\$ 37,500
Outstanding Investor Certificates	\$36,163,773	\$23,836,227	\$60,000,000
Net assets	<u>\$ 1,918,792</u>	<u>(\$ 37,500)</u>	<u>\$ 1,881,292</u>
Total liabilities and net assets	<u>\$38,120,065</u>	<u>\$23,798,727</u>	<u>\$61,918,792</u>

## MANAGEMENT

### Board of Directors and Executive Officers

As a nonprofit corporation formed to act and serve as a supporting organization for UPCI, our Board of Directors are nominated by the Board of General Presbyters of UPCI. Under our Bylaws, the number of directors is determined by the Board of Directors, provided there is a minimum of three directors at all times. The current Board of Directors consists of seven members appointed by the Board of General Presbyters of UPCI. The Board of Directors meet regularly at least four times a year.

Successor directors are nominated by the Fund's Board of Directors and appointed by the Board of General Presbyters of UPCI to serve for a three year term or until his or her successor is elected and qualified. Each director may serve multiple and successive terms without limitation. A majority vote of the Board of General Presbyters of UPCI at a duly called meeting or acting by written consent in accordance with Missouri law, will elect the individuals who will serve as directors of the Fund. The Fund's policies provide that each director must be an active member of a UPCI church at the time of his or her election and support the core beliefs and mission of the UPCI at all times during his or her term of service. Directors may be removed, with or without cause, by the UPCI Board of General Presbyters or by a vote of at least two-thirds of the entire Board of Directors at a meeting duly called for that purpose.

No compensation will be paid to the directors for serving in this capacity, but they may be reimbursed for expenses reasonably incurred in carrying out their duties as directors. Our Board of Directors elects our executive officers. Each executive officer serves for a term of one-year, or for such other term not exceeding three years or until their successors are elected.

As a loan fund with a limited history of operations, the Fund has no full-time or part-time employees. We expect that our President, Stephen M. Drury, will spend 40% of his time on the Fund's affairs and that Susanna Drury, the Fund's Executive Administrative Aide, will spend 60% of her time on Fund affairs. Once the Fund is able to project adequate profitability in the operation of its church loan extension fund, we intend to hire a full-time executive officer for lending and operations. Until such time, all of our executive officers will receive no compensation from the Fund and will be paid by UPCI or The Stewardship Group of the Church Division of UPCI. Officers may be re-elected to successive terms. Any officer may be removed at any time by the Board of Directors and any vacancy will be filled by the Board of Directors.

The directors and executive officers of the Fund are as follows:

<b>Name</b>	<b>Age</b>	<b>Position(s)</b>
David K. Bernard	61	Chairman of the Board of Directors
Roger D. Lewis	78	Vice Chairman of the Board of Directors
Stephen M. Drury	70	President, Director
Thomas S. Russell	70	Director, Secretary
Lincoln A. Graham, Jr.	50	Director, Treasurer
James E. Carney	70	Director
Randall K. Barton	64	Vice President
Susanna L. Drury	40	Assistant Secretary
Duane F. Goble	66	Assistant Treasurer

Summaries of the experience of our directors and executive officers of the Fund are set forth below:

**DAVID K. BERNARD** has served as the Chairman of the Board of Directors since inception and also serves as the General Superintendent of UPCI. Dr. Bernard also serves on our Executive Committee and Loan Committee. Prior to becoming UPCI's General Superintendent, Dr. Bernard served as the Pastor of New Life United Pentecostal Church in Austin, Texas from 1992 until 2011. Dr. Bernard has previously served as President of Urshan Graduate School of Theology, a UPCI affiliated divinity school, as President of Urshan College, as a founding District Superintendent of the South Texas district of UPCI and as Associate Editor for UPCI. Dr. Bernard holds a B. A. from Rice University, a Juris Doctorate from the University of Texas, a Masters in Theology from the University of South Africa and has received his Doctorate in Theology from the University of South Africa. Dr. Bernard's term expires in 2020.

**ROGER D. LEWIS** has served as the Vice Chairman of our board of Directors since inception and also serves on our Executive Committee and Loan Committee. Mr. Lewis also has served as the Vice Chairman of the Foundation's Board of Directors and as a honorary member of the UPCI Executive Board. Mr. Lewis has also served in various leadership positions as District Superintendent, Home Missions Director, pastor and presbyter of the Alabama District for the United Pentecostal Church. Mr. Lewis has also founded and served as Chief Executive Officer of Big Pine Petroleum, Inc. and LS Productions, Inc., each an oil and gas firm during the period 1987 – 2002. Mr. Lewis also served as founder and Chief Executive Officer of Investor Services, Inc., an investment company during the years 1987 – 2001. Mr. Lewis obtained a Bachelor of Theology degree from the Pentecostal Bible Institute. Mr. Lewis' term expires in 2020.

**STEPHEN M. DRURY** has served as a director and our President since inception. Since 2006, Mr. Drury has served as President of the Foundation and serves as Director of Stewardship for UPCI since 2002. Mr. Drury has also served as Chairman for the Church Aflame Institute, and as Director for Institutional Advancement at Urshan Graduate School of Theology, in each instance, a UPCI affiliated organization. Mr. Drury also serves on our Executive Committee, Loan Committee and Loan Delinquency Committee. Mr. Drury received a Bachelor of Theology degree from Apostolic Bible Institute. Mr. Drury's term expires in 2019.

**THOMAS S. RUSSELL** has served as a director and our Secretary since our inception. Mr. Russell serves on our Loan Committee and Loan Delinquency Committee. Effective as of May 31, 2012, Mr. Russell, pursuant to

an Order Approving Limited Agent Registration, was approved by the State of Arkansas to act as the Fund's sales agent for its Certificates in the State of Arkansas. Mr. Russell served as an attorney and marketing representative for CUSO Partners, LLC, a SEC registered broker dealer firm that serves credit unions and credit union trade associations. Mr. Russell has extensive experience in the securities business, having served as securities principal and founder of Solidarity Investments, Inc., a registered broker dealer. Beginning in 2006, Mr. Russell served eight years as a member of the supervisory committee of Arkansas Federal Credit Union in Jacksonville, Arkansas. Mr. Russell holds a B. S. degree from Arkansas State University, a MBA degree from the University of Central Arkansas and a Juris Doctorate degree from the University of Arkansas. Mr. Russell is a member in good standing of the State Bar of Arkansas (#81139) and the State Bar of Texas (#24088975). Mr. Russell's term expires in 2020.

**LINCOLN A. GRAHAM, JR.** has served as a director and our Treasurer since inception and also serves on our Loan Committee and Loan Delinquency Committee. Mr. Graham served as Assistant Vice President in the Derivative M.A.B.S. Unit for State Street Bank & Trust Co., N.A. from 1998 – 2003, as Assistant Treasurer for The Bank of New York in the Corporate Derivatives Group and as Senior Corporate Trust Administrator from 1993 – 1998 for the Chase Manhattan Bank, Institutional Trust Group. Mr. Graham received his B.A. in English from Queens College. Mr. Graham's term expires in 2019.

**JAMES E. CARNEY** James E. Carney has served as a director since inception and also serves on our Loan Committee and our Loan Delinquency Committee. Reverend Carney is the Bishop of Woodlawn United Pentecostal Church in Columbia, Mississippi, where he has served since 1986. He has also served on the Mississippi District Board of the UPCI since 2008. Reverend Carney is presently Chairman of the Budget Committee for the Tupelo Children's Mansion and Chairman of the Board of Directors for Lighthouse Ranch for Boys. He has previously served on the Board of Directors for Gateway College of Evangelism, as a cost analyst for International Paper Company and as General Manager and Secretary/Treasurer for T.L. Wallace Construction, Inc. Reverend Carney holds an Associate in Business degree from SW Junior College and a B.S. degree from the University of Southern Mississippi. Mr. Carney's term expires in 2018.

**RANDALL K. BARTON** was appointed as our Vice President in June 2011 and has served as a consultant to the Foundation and UPCI in areas of stewardship and financial services since 2006. Mr. Barton is a senior executive consultant, and tax attorney with 30 years of strategic leadership experience advising non-profits, foundations, ministries, universities, and businesses. As CEO (1992-2005), Mr. Barton led the Assemblies of God Financial Services Group a/k/a AG Financial during a period in which its assets grew from \$25 million to a diversified affinity financial firm with \$2.2 billion in assets. Mr. Barton has over 20 years of experience providing executive oversight of church extension funds. Mr. Barton has substantial experience chairing and consulting with boards of local, national, and international organizations. Previously, Mr. Barton served as Mayor of Kirkland, Washington, as Foundation Executive for Northwest University (1984-1992), and Attorney/Partner of Holden, Kidwell, Hahn & Crapo, a law firm located in Idaho Falls, Idaho (1977-1984). Mr. Barton received his Bachelor of Science in Mathematics-Engineering degree from Northwest Nazarene University (1975), his Doctorate of Jurisprudence-Law from the University of Idaho (1977), and has received executive training from Harvard Business School and Tuck School of Business at Dartmouth. Mr. Barton's term expires in 2019.

**SUSANNA L. DRURY** has served as our Assistant Secretary since inception. She also serves as an administrative and marketing assistant for the UPCI Stewardship Department, a position she has held since 2008 and as Audit Manager for the Foundation and the Fund. As part of her duties, Susanna also handles administration and accounting related tasks for the Foundation. Prior to joining the UPCI Stewardship Department, Susanna handled billing, accounting and project related tasks for medical service providers, a law firm and a not-for-profit children's ministry. Susanna received an Associates degree from Itawamba Community College. Ms. Drury's term expires in 2018.

**DUANE F. GOBLE** has served as the Fund's Assistant Treasurer since inception. Mr. Goble currently serves as the Director of Finance for UPCI, a position he has held since 1996. Mr. Goble also serves as Audit Manager for UPCI and has held various finance, information technology and related positions with UPCI since 1974. Mr. Goble holds a B.S. degree from Indiana State University. Mr. Goble's term expires in 2018.

## Remuneration

Members of the Board do not receive compensation for their service to the Fund but may be reimbursed for expenses incurred in attending Board meetings. Our executive officers receive no compensation for performing their duties on behalf of the Fund, but receive compensation from UPCI or the Foundation for the services they render to the Foundation or to UPCI.

## Committees

The Board of Directors of the Fund has established the following committees:

**Executive Committee.** The Executive Committee shall consist of at least three members appointed by the Fund's Board of Directors. This Committee will coordinate and oversee our financial reporting process, our annual audit process, work with our outside auditor and our Board of Directors in reviewing our annual financial reports. This committee will also review our investment policies, periodic and annual financial statements, capital and operating plans and make recommendations to our Board of Directors regularly on financial reporting and investment policies. The Executive Committee will also review any related party transaction that the Fund may enter into with UPCI, the Foundation or any officer or director of the Fund.

**Loan Committee.** The Loan Committee consists of at least five members approved by the Fund's Board of Directors, each of whom shall serve on the Fund's Board of Directors. The primary responsibilities of the Loan Committee include reviewing and implementing the credit and loan policies of the Fund and approving loan applications and investments in accordance with the Fund's loan policies and procedures.

**Loan Delinquency Committee.** The Loan Delinquency Committee shall consist of at least five members, at least three of whom shall serve on the Fund's Board of Directors. This committee will be responsible for monitoring non-accruing loans, handling any loan modification or troubled debt restructuring arrangements undertaken on behalf of the Fund.

Although the Board of the Directors of the Fund has established each of these committees, as of the date of this Offering Circular, the Board of Directors, acting as a whole, has performed and carried out the respective duties of the Executive Committee, Loan Committee and Loan Delinquency Committee.

## Related Party Transactions

As of the date of this Offering Circular, we do not have any agreements with or loans entered into with our officers and directors. We have adopted a conflicts of interest policy that will govern transactions entered into or with our officers or directors or affiliated entities. Under this policy, any transactions between us and an officer or director must be on terms and conditions no less than favorable to us than could be obtained from an unaffiliated third party. We rely upon the UPCI's Stewardship Group to handle the day-to-day operations of the Fund under the terms of an Amended and Restated Management Services Agreement.

**Administrative Services.** We engaged the Foundation to provide management, loan servicing, underwriting and investment related services on behalf of the Fund for our initial year of operations. Under an Amended and Restated Management Services Agreement, we appointed UPCI's Stewardship Group to serve as our new manager of the Fund. UPCI's Stewardship Group may, in its sole discretion, engage third party service providers to assist it in carrying out its duties under the Amended and Restated Management Services Agreement. In carrying out its duties on behalf of the Fund, the UPCI Stewardship Group will originate and underwrite any direct loans made by the Fund and will purchase loan participation interests, loan investments and enter into sales transactions in accordance with instructions and authorizations provided by the Fund.

The UPCI Stewardship Group carries out and performs the day-to-day operations of the Fund and represents and acts as agent for the Fund in negotiating with and communicating with prospective borrowers, loan servicing agents, financial institutions, lenders, consultants, mortgage loan originators, appraisers, title agents, attorneys, accountants, brokers and governmental authorities in implementing the purpose of the Fund. The Fund has also engaged the UPCI Stewardship Group to handle and coordinate the closing of all loans or loan participation

interests that are originated by or acquired by the Fund and monitor the administration and performance of such loans on a regular basis.

The loan processing, underwriting and investment management services provided by the UPCI Stewardship Group, or any other third-party service provider will be reviewed by the Fund's Board of Directors and Loan Committee at its regularly scheduled meetings. As the Fund expands its operations and generates sufficient increases in its net assets, we may hire a part-time or full-time executive officer that will have supervisory responsibilities for the lending activities of the Fund.

For the year ended June 30, 2017, the Fund had a commitment to pay UPCI management fees of \$150,000, with \$37,500 accrued at June 30, 2017. Under the terms of the Amended and Restated Management Services Agreement, the Fund has agreed to pay UPCI's Stewardship Group a fixed management fee of \$150,000 for the year ending June 30, 2018. UPCI's Stewardship Group is also entitled to receive, but has agreed to temporarily waive its receipt of, a variable fee equal to 75 basis points assessed on the average amount of invested assets in the Fund calculated on a quarterly basis. From time to time, UPCI's Stewardship Group may waive all or a portion of these fees to ensure that the Fund meets its capital adequacy and liquidity needs.

**Staffing.** The Fund's executive officers will receive no compensation or salaries from the Fund. Our executive officers also perform services on behalf of UPCI and the Foundation for which they receive salaries or other compensation from UPCI or the Foundation.

**Office Space.** We will use space provided by UPCI to assist us in maintaining the Fund. No rental payments or other payments will be made to UPCI for use of any necessary office space and property related services but will be included in the fixed fee paid annually to the UPCI Stewardship Group.

**Line of Credit.** Effective as of February 27, 2017, the Fund's Executive Committee approved an increase in the line of credit available to the Fund by UPCI from \$700,000 to \$1,000,000. This increase was subsequently approved by UPCI and the Fund's Board of Directors on February 28, 2017. UPCI has agreed to provide a line of credit facility to assist the Fund meet its liquidity policy which requires it to maintain operating reserves and liquidity of cash, cash equivalents, and readily available funds through a line of credit to at least 8% of the Fund's principal balance of all outstanding Certificates. As of the date of this Offering Circular, the Fund has no borrowings outstanding on its UPCI line of credit.

**Affiliate Contributions.** In order to assist the Fund in expanding the size of the Fund and to provide working capital, UPCI made a \$350,000 contribution to the Fund in 2016. For 2017, the Fund received a \$175,000 capital contribution from UPCI.

**Affiliate Investments in Certificates.** From time to time, certain affiliated organizations, including directors and employees of UPCI affiliated organizations, may purchase our Certificates. In addition, the United Pentecostal Foundation, an affiliated entity of UPCI and the Fund, may invest from time to time a portion of its unrestricted funds in our Certificates. As of June 30, 2017, 2016 and 2015, UPCI affiliated entities and Board members of the Fund have invested the following amounts in the Certificates:

	<b><u>2017</u></b>	<b><u>2016</u></b>	<b><u>2015</u></b>
<b>UPCI</b>	\$3,877,752	\$3,471,126	\$3,372,709
<b>Foundation</b>	\$28,841	\$28,131	\$22,548
<b>Directors of the Fund</b>	\$596,076	\$188,407	\$144,203

**UPCI Credit Facility.** On June 21, 2016, the Fund entered into a \$7.87 million line of credit and fully amortized term loan facility with UPCI. The proceeds from the line of credit facility have been made available to UPCI to be used to acquire new office headquarters in a research park located on eight acres of property in Weldon Spring, Missouri, a growing western suburb of St. Louis. The new headquarters for UPCI consists of 81,000 square feet of space in a business development research park initiated by the University of Missouri. The \$7.87 million financing facility is secured by a deed of trust on the real property and assignment of rents and Security Agreement.

As of March 31, 2018, \$3.44 million remains outstanding on the line of credit promissory note. No further advances on the facility may be made after June 21, 2019. The initial interest rate on the note has been set at 5.50%;

subject, however, to an interest rate adjustment to be made on July 1, 2019 and each thirty sixth (36<sup>th</sup>) month thereafter until the note is repaid in full. Interest only payments will be made for a three (3) year term commencing on June 21, 2016 with level principal and interest payments due and payable over the remaining twenty (20) year term. The final maturity date of the note is the earlier of (i) July 1, 2039, (ii) the Fund's election to exercise its call option on any interest rate change date, or (iii) the date when the note becomes due and payable by acceleration under the terms of the loan documents.

With the purchase of this new office facility for its headquarters and sale of its World Evangelism Center headquarters building on November 21, 2016, UPCI expects to substantially reduce the high maintenance and utility costs it was previously paying on its Hazelwood, Missouri office building, acquire additional office space in a more energy efficient facility and lower its operating costs in maintaining its headquarters property. To assist UPCI finance the acquisition of this new facility, the Fund has raised \$6,002,882 from the sale of its Relocation 4 Growth Certificates. Because the \$7.87 million financing facility is secured by a deed of trust on the Weldon Spring, Missouri office property owned by UPCI and \$3,877,752 of Certificates owned by UPCI that have been invested in the Fund, the UPCI credit facility is fully collateralized. For more information regarding these Certificates, see "Description of Certificates – Relocation 4 Growth Certificates" on page 39 of this Offering Circular.

## DESCRIPTION OF CERTIFICATES

### General

The Certificates we are offering by this Offering Circular will be unsecured debt obligations of the Fund. Except for Demand Certificates, each Certificate will be issued with a fixed maturity term. As required by applicable state law, certain provisions that govern the Certificates may be superseded to the extent there is any inconsistency. You should review the state specific information applicable to your state of residence commencing on page (iv) of this Offering Circular. We will issue the Certificates pursuant to this Offering Circular.

### Certificates Offered

We are offering four types of Certificates in this Offering: (i) Term Certificates with a maturity term of one, three and five years; (ii) Institutional Certificates that are offered to UPCI affiliated agencies and entities; (iii) Support Certificates with a maturity term of one, three and five years and (iv) Demand Certificates which may be redeemed, in whole or in part, at any time upon at least sixty (60) days' prior written notice, subject to the availability of funds, and earn interest at a variable rate that we adjust from time to time. The Fund may issue up to \$60 million of its Certificates during the twelve month period ending April 15, 2019. This amount may be issued in any one or more of the types of Certificates and may be issued to investors throughout the United States to the extent qualified for offer and sale in those jurisdictions. For the year ended March 31, 2019, the Fund will sell no more than \$2,000,000 of its Demand Certificates.

We also make the Certificates available as an investment option for self-directed IRAs. To make an investment using a self-directed IRA, the investor must establish a self-directed IRA with a third party custodian that has been engaged by the Fund to handle these investments. The Fund has engaged Goldstar Trust Company, a Canyon, Texas financial institution with trust powers ("GoldStar"), to act as custodian for self-directed IRAs, and handle the accounts for individuals who seek to make an investment in the Certificates through a self-directed IRA. GoldStar can assist investors with an IRA rollover, transfers from existing IRAs and when opening a new account. Demand Certificates may not be purchased as an IRA investment.

### Issuance of Certificates

The Term, Support and Institutional Certificates being offered have a fixed duration, earn a fixed rate of interest and are payable at maturity. We will issue the Certificates only in fully registered form, without coupons, in denominations of and integral multiples of \$1,000. The minimum investment amount to purchase a Term Certificate is \$2,500. The minimum investment for an Institutional Certificate is \$100,000 and for a Demand Deposit is \$250. The purchase price of a Certificate is 100% of the principal amount of the Certificate that is being purchased.



Payment may be made by personal check, cashier's check, or money order. The terms and conditions of the Certificates will be construed and governed by Missouri law. The Fund will furnish investors with periodic statements indicating the balance of a particular investment including any additions, withdrawals, and interest earned, credited, withdrawn or accumulated.

For investments in excess of \$250,000 in our Certificates, we reserve the right to sell the Certificate at a discount to the par value of the Certificate or with a different interest rate, depending upon then current market rates of interest. When the interest rate and maturity term of a negotiated Certificate in which \$250,000 or more is being invested has been confirmed by us as evidenced by a signed and accepted Application for Investment, the Certificate, its interest rate and maturity terms shall be fixed and no longer subject to change. To qualify for a negotiated Certificate, the investor must commit a minimum of \$250,000 to purchase the Certificate. Unless we supplement the Offering Circular, no change in the interest rates or maturity dates of the Certificates will be made.

### **Principal, Maturity and Interest**

We are offering Term Certificates with terms of one (1) year, three (3) years and five (5) years. We are also offering Institutional Certificates at a negotiated rate of interest and fixed term to charities, foundations, UPCI affiliated agencies, churches and districts. No more than \$60,000,000 of our Certificates may be issued under this Offering. Interest on the Certificates will accrue from the date of issuance of the Certificate with the principal paid at maturity, if not sooner paid. Each Certificate represents the right of the Certificate owner to be paid the face amount or principal balance thereof plus accrued interest at the interest rate provided. Interest payable on the Certificates will be payable based upon a 360-day year.

### **Demand Certificates**

Demand Certificates pay an adjustable interest rate that may be adjusted on the first day of each month. Notice of an adjustment in the variable interest rate paid on a Demand Certificate will be sent within thirty (30) days after an adjustment has been made. We will redeem your Demand Certificate, subject to availability of funds, within sixty (60) days after receiving notice of your request for payment. Interest paid on a Demand Certificate is a variable rate that the Fund adjusts on a periodic basis. Additions of principal may be made to a Demand Certificate at any time; provided, however, that a minimum of \$100 is added to the investment. Interest earned on a Demand Certificate will be compounded quarterly on the last business day of each calendar quarter. Withdrawals may be made from a Demand Certificate at any time without penalty or service fee and will be payable within sixty (60) days after the Fund receives a request for withdrawal. For the year ending June 30, 2019, the Fund has authorized up to \$2,000,000 in Demand Certificates be issued. The minimum amount that can be invested is \$250 with a maximum amount of \$50,000. The Fund can require up to sixty (60) days prior written notice to honor a redemption request.

Investments in a Demand Certificate are made by completing a Purchase Application and delivering a cash payment. Confirmation will be sent to you upon making an initial investment, or making an additional investment or when a redemption request is made. You may redeem all or a portion of your Demand Certificate without any fee or service charge assessed by the Fund by sending us the required redemption request form. Records for the Demand Certificate will be kept using a book-entry system to record ownership and investment balances for all Demand Certificates. Periodic statements will be furnished to all holders of the Fund's Demand Certificates.

### **Interest Rate**

The current interest rates for our Term and Demand Certificates are listed on the facing page of the Offering Circular and will also be posted on our website [www.upcloanfund.org](http://www.upcloanfund.org) or any supplement issued under our Offering Circular. The interest rate set for a particular Term Certificate or Demand Certificate on our website, this Offering Circular or any Rate Sheet supplement thereto may change before you purchase a Certificate. Rates on our Demand Certificates may be adjusted periodically effective as of the first day of any month. Notice of any adjustment will be sent within thirty (30) days after an adjustment is made. Please contact our offices for further information or updated interest rates before you purchase our Certificates.

Interest on the Certificates is accrued daily and compounded quarterly on the last business day of each calendar quarter and will be based on a 360-day year. Each investor may choose to have interest payments made

quarterly, annually or added to the principal balance of the Certificate, subject to the availability of funds and terms of the Certificates. No compounding of interest will be made if you choose to receive your interest payments quarterly by check or direct deposit. For investments made through an IRA, interest will be compounded. Except in certain states where prohibited by applicable state law, the Term Certificates will be automatically reinvested at maturity for the term Certificate that matches the original term of the Certificate if you do not request payment at maturity. The interest rates in effect for a one, three or five-year term Certificate at the time the Certificate is automatically reinvested will be the new fixed rate for the reinvested Certificate. Any changes in the interest rate we offer on new Certificates will not affect our issued and outstanding Certificates prior to their stated maturity date, whether in their initial term or any reinvestment term.

Interest paid on a Term Certificate will not vary over the term of the Certificate. The interest rate payable on a Demand Certificate may be adjusted monthly. When evaluating the interest rate paid on a Demand Certificate, the Fund will review factors including the Fund’s net interest margin, loan demand, maturity dates of existing loans, Term Certificates, current policies of the Federal Reserve, cost of funds and cash flow projections before making an adjustment in the variable rate paid on the Demand Certificates.

Once we receive an executed Application to Purchase a Certificate and appropriate funds, the Certificate will commence accruing interest from the date of issuance. If we receive funds and the executed Application to Purchase on a non-business day or after 12:00 pm on any business day, the date of issuance will be the next day. Interest paid when due will be paid as simple interest, while interest that is allowed to compound will result in a higher yield to maturity.

**Redemption Prior to Stated Maturity**

The Term Certificates may be redeemed prior to stated maturity only as set forth below. Although we may choose to grant a request from an investor that demonstrates exceptional need or hardship, we have no legal obligation to honor a redemption request.

**Our Right to Redeem.** We have the right to call any Term Certificates for redemption without premium at any time. If we exercise our discretionary right of redemption, we will give the affected Certificate holders thirty (30) days’ notice that we intend to redeem their outstanding Certificates. If a Term Certificate is redeemed, we will be required to pay the face amount or principal balance of the Certificate, as applicable, plus accrued interest (less any interest already paid to you).

**Request by Holder.** Prior to maturity, you may request that we redeem all or a portion of your Term Certificate. We have no legal obligation to grant your redemption request. If we grant your request for a redemption, we may impose a redemption penalty, in our sole discretion, as follows:

<u>Maturity Date</u>	<u>Redemption Penalty</u>
60 months	Up to 120 days of interest
36 months	Up to 90 days of interest
12 months	Up to 60 days of interest

**Redemption of Term Certificates at Maturity**

Term Certificates will be redeemed at the expiration of each Certificate’s term by the payment of all principal and accrued and unpaid interest on the Certificate subject to the availability of funds. We will furnish you with written notice at least thirty (30) days prior to the maturity of the Certificate. Unless prohibited by applicable state law, the maturity notice we will send you will advise that the Certificate will be automatically reinvested in a Term Certificate equal to the original term unless you notify us in writing prior to or on the maturity date that you do not wish to reinvest in a new Certificate. When we notify you of the maturity date and automatic renewal of your Certificate, we will also notify you of the interest rate that will apply to the reinvested Term Certificate.

We reserve the right to pay you principal and accrued interest due to you at maturity and not permit you to reinvest your Term Certificate. In the event you choose not to reinvest in a new Term Certificate, we will promptly pay the

outstanding principal balance plus accrued interest at maturity, subject to the availability of funds. A check in such amount will be mailed on the maturity date of the Term Certificate to the holder of the Certificate.

A Demand Certificate may be redeemed, in whole or in part, subject to the availability of funds at your option, by delivering written notice to us. No penalty or charge is imposed by the Fund in connection with the redemption of a Demand Certificate.

### **Support Certificates**

The Fund offers its Support Certificates to investors that wish to purchase a Certificate, the proceeds of which will be used to fund a loan made to the church or ministry that is designated by the investor. As the designated ministry repays its loan, the Fund may use any investor funds from the Support Certificates for any purpose described in this Offering Circular. When the Fund makes a loan to a borrower that chooses to pursue the Support Certificates option to provide a portion of the proceeds for a loan, investors will be given an opportunity to select at the time of purchase an interest rate for the Certificate within a range of interest rate options. The specific rates of interest and range of interest rate options will vary from time to time. Current rates may be obtained by calling (636) 229-7900 or visiting the Fund's website at [www.upcloanfund.org](http://www.upcloanfund.org).

When a borrower participates in the Support Certificate program, the Fund will offer an interest rate on the loan that is contingent upon members and supporters providing a minimum amount of Support Certificates that will be dedicated to the project. In this instance, the Fund approves the loan made to the borrower, but investors will purchase Support Certificates with varying maturity terms and interest rates depending upon the rate selected by the investor. The Support Certificates do not differ from our Term Certificates, except that (i) proceeds received from the sale of the Support Certificate will be directed to the designated ministry; and (ii) a lower rate than current published rates may be accepted for the Certificate. Investors may purchase Support Certificates using a self-directed IRA that has been established with GoldStar. When an investor purchases a Support Certificate, the investor does not guarantee the repayment of the loan made by the Fund to the designated ministry.

When a Support Certificate matures, the Fund will send a maturity notice at least thirty (30) days prior to the maturity date of the Certificate, together with a copy of the most recent Offering Circular. The interest rate for a renewed Support Certificate will be established as the lesser of (i) the interest rate initially chosen by the investor; (ii) the then current interest rate offered by the Fund for a Term Certificate with the corresponding term as stated in the Certificate; or (iii) if the investor purchased a Support Certificate, the proceeds of which were directed to a designated ministry or church and the ministry or church has not fully repaid its loan, the rate paid by the designated ministry pursuant to its loan application.

### **Institutional Certificates**

We also are offering Institutional Certificates to foundations, public charities, churches, district offices and UPCI affiliated entities that have an interest in supporting the mission of the Fund, or otherwise share common tenets of faith that enable such entities to work with and support the respective charitable mission of the institutional investor and the Fund. Institutional Certificates have a minimum investment of \$100,000 and are offered at a negotiated rate of interest and fixed term to the institutional investor, depending on then current market rates of interest for the chosen term. The Institutional Certificates are unsecured and of equal priority with all other indebtedness of the Fund. Our Institutional Certificates will be issued as term Certificates and will be subject to all the terms and conditions of such Certificates.

### **Relocation 4 Growth Certificates**

On February 1, 2016, we commenced offering a Relocation 4 Growth Certificate ("**4 Growth Certificate**") which included a three-year and five-year term Certificate at a fixed interest rate offered at 2.5% and 3.0%, respectively. The minimum investment amount was \$1,000 for the 4 Growth Certificates. For investments made in a five-year 4 Growth Certificate with a minimum investment amount of \$5,000, the Fund offered an interest rate of 3.5% on such Certificates. If a minimum investment of \$25,000 was made in a five-year term 4 Growth Certificate, the interest rate on the Certificate was increased by 25 basis points. As of the date of this Offering Circular, a total of \$5,727,450 of 4 Growth Certificates are issued and outstanding. We ceased offering our 4 Growth Certificates effective as of January 31, 2017.

The primary purpose in offering the 4 Growth Certificates was to offer supporters, members, contributors to, participants in and other interested persons, entities, churches, agencies, districts, IRA account holders, trusts and businesses that support and participate in the ministries and purposes of UPCI an opportunity to invest in special Certificates that will enable the Fund to provide mortgage financing to UPCI in its efforts to relocate its office headquarters, sell its existing building and purchase a replacement office facility. On March 1, 2016, UPCI acquired 81,000 square feet of office space on eight acres of property located in a research park in Weldon Spring, Missouri, a western suburb of St. Louis. On October 15 2016, UPCI moved into the new office space. For further discussion of UPCI's relocation of its world headquarters, see "Related Party Transactions – UPCI Credit Facility" on page 35 of this Offering Circular.

To encourage new investors to invest in our 4 Growth Certificates, UPCI agreed to purchase up to \$3 million in one, three or five-year term Certificates on a dollar for dollar basis as a matching contribution for any purchases made in our 4 Growth Certificates. UPCI also agreed to pledge any investments made in our Certificates as additional collateral to the Fund in connection with its purchase of a new office building and the Fund has approved a \$7.87 million mortgage loan from the Fund to finance the acquisition office facility. As of March 31, 2018, the outstanding principal balance of the UPCI loan facility is \$3.44 million.

### **Additional Indebtedness**

Although from time to time we may borrow funds from banks or other lenders, we intend to primarily rely on the sale of Certificates to fund our lending activities. If we grant a security or first lien on up to 10% of our total tangible assets (total assets less intangible assets in accordance with GAAP), your interest as an unsecured investor will have lower priority than the secured debt we incur. Holders of Certificates, including prior certificates and future investors in the Certificates, will have equal ranking ("pari passu") with all existing and future investors in the Certificates and would be entitled to receive a pro rata payment based upon the principal balance of the Certificate held by such investor.

### **Transfer**

Although we do not prohibit the transfer of a Certificate under this Offering Circular, any sale, assignment or transfer of the Certificate is subject to restrictions on transfer that may be applicable under federal or state securities laws. There is no established market for the Certificates and it is unlikely that any will develop in the future. In the case of emergency or hardship, the investor may be required to locate a buyer if the Certificate is to be sold prior to its maturity date. Any buyer, if located, may demand that a discount be given for such a private sale. No assurances can be given that we will be able to assist an investor in locating a buyer.

### **Book-Entry for Certificates**

While our current practice is to provide you with a written form of Certificate evidencing your investment, we will use a book-entry system to track all investments made and accrued balances in your account. Under a book-entry system, we will keep an electronic record of your investment account and will send you written confirmation evidencing your investment in a Certificate. We will also mail or send you by electronic transmission periodic statements showing any subsequent additions, investments, redemptions and the balance of your investment account. We also send periodic statements showing the amount you have invested with us. Our books and records constitute prima facie evidence of the amount outstanding on each Certificate.

### **Electronic Funds Transfer**

You may make periodic investments in our Certificates as well as receive interest payments via electronic transfer. In order to use this electronic fund transfer option, you will need to authorize us to withdraw and deposit funds from or into your bank account or another similar account. You may revoke this authorization at any time if you give us at least fifteen (15) days prior written notice.

## **Gifting of Certificate**

You may elect to gift-over your Certificate to a UPCI designated fund, UPCI member church or affiliated agency or institution upon your death. If you make this election, you are entitled to revoke it at any time prior to your death by furnishing written notice to us. In the event you do not revoke this election, we will transfer ownership of the Certificate to your designated beneficiary. You may also choose to benefit a UPCI church, ministry or fund by designating that any interest earned on the Certificate will be paid to your designated UPCI church, ministry or fund. Cancellation of this gifting election may be made at any time effective thirty days after we receive your written notice of cancellation.

## **Charitable Gifting Opportunities**

Investors in the Certificates will also be given an opportunity to authorize, in writing, a gift of any portion of the amount invested or interest earned to a UPCI church, association, affiliated entity or UPCI, which under most circumstances should qualify as a charitable contribution under the Internal Revenue Code.

## **INVESTMENT PROCEDURES**

### **General**

If you intend to purchase a Certificate, please complete the Purchase Application that is attached hereto as Exhibit "B". The minimum opening investment in a Certificate is \$2,500 for a Term Certificate, \$1,000 for a Support Certificate and \$250 for a Demand Certificate. Please send your completed and manually signed Purchase Application, together with a check made payable to United Pentecostal Church Loan Fund in the amount of the initial investment to the address on the cover page of this Offering Circular. Payment may also be made by wire transfer of funds or electronic funds transfer. If you wish to transfer funds by wire transfer, you should furnish us with wire notification instructions at least two business days before funds are wired. In order to use this electronic fund transfer option, you will need to authorize us to withdraw and deposit funds from or into your bank account or another similar account. You may revoke this authorization at any time if you give us at least fifteen (15) days prior written notice.

Your purchase of a Certificate will be completed when we (i) receive your completed and signed Purchase Application; (ii) confirm receipt of funds necessary to make your investment; (iii) confirm that you are an eligible investor in the Fund in accordance with the terms of the Offering Circular; and (iv) deliver our written confirmation of your investment in the Fund. We reserve the right to reject any application, or not sell any Certificate to any person and will return your funds to you if we decide not to sell a Certificate to you. All investments made will be confirmed in writing.

### **Ownership of a Certificate**

Certificates may be purchased in your own name, by a UPCI agency, fund, mission or UPCI church or in any of the following ways:

*(i) **Joint Ownership.*** If you and another person wish to purchase a jointly-owned Certificate, both of you will be required to complete and sign a Purchase Application. Joint owners will be treated as joint tenants with right of survivorship unless you specifically elect to hold them as tenants-in-common. Unless otherwise instructed, we will make all payments of interest and principal on the Certificates in both of the owners' names. A joint owner may give us instructions, including whether to redeem the Certificate at maturity, but if we receive conflicting instructions from the joint owners, we may refuse to take any requested actions unless ordered to do so by a court of competent jurisdiction. We require that an investment in our Certificates that is to be held by joint owners specify a primary owner. We will report interest earned on a jointly owned Certificate using the social security number of the primary owner.

In the event of death of one of the joint owners of a Certificate, the surviving owner will automatically receive full ownership of the Certificate unless you specifically hold them as tenants-in-common. If a Certificate is

held as tenants in common, upon the death of a joint owner, the Certificate would be owned one-half by the surviving joint owner and one half by the estate or legal successor of the deceased joint owner. To effect transfer of the deceased owner's interest to the surviving owner or their estate or legal successors, we will require satisfactory proof of the death of the joint owner and/or required appointments of successors-in-interest as executor, personal representative, trustee or similar successor fiduciary.

**(ii) IRA Investments.** You may use a self-directed Individual Retirement Account, Roth IRA or Coverdell Education IRA to purchase a Certificate. Demand Certificates will not be available for purchase by a self-directed IRA holder. Under a self-directed IRA arrangement, an investor will need to establish an account with an IRA custodian that will permit the investor to use the funds in the IRA account to purchase the Certificates. Alternatively, if you have an existing self-directed IRA, prospective investors will need to check with their existing IRA trustee or custodian to determine whether your self-directed IRA may invest in the Certificates. We have entered into an agreement with GoldStar, whereby GoldStar has agreed to assist our investors in establishing a self-directed Individual Retirement Account to facilitate the purchase of a Certificate. GoldStar has agreed to assist in establishing IRA arrangements that will accommodate roll-overs from an existing IRA or the opening of a new account. Acting as custodian of this self-directed IRA account, GoldStar will invest IRA funds in accordance with your instructions.

We reserve the right to limit or restrict the amount of roll-overs or transfers from IRA accounts. Any Certificate purchased as an IRA investment will be subject to the same terms, conditions and provisions of any other Certificate having the same term to maturity. Interest on an investment held by a trustee or custodian for an IRA account must be compounded quarterly at the end of each calendar quarter. When you establish an IRA with GoldStar, you will be responsible for the set-up costs in opening the IRA self-directed account. Our current policy provides that we will pay 100% of the annual fee charged by GoldStar to maintain the account, provided that substantially all of the assets in the account are invested in the Certificates. We reserve the right to require that a minimum amount be invested in the Certificates in order to accept an IRA investment in the Certificates and may revise our agreement with GoldStar from time to time. In the event there is a change in our cost sharing arrangement for self-directed IRA accounts, we will furnish the investor with notice of such change at least thirty (30) days prior to the effective date of such change.

**(iii) Trusts.** Certificates may be purchased in the name of a revocable or irrevocable trust, to be issued in the name of the trustee, in their capacity as trustee of the trust named in the Purchase Application. Unless otherwise specifically noted on the Purchase Application, the signature of all trustees will be required to redeem a Certificate or take any other action requiring the consent of the Certificate holder.

**(iv) Custodian for Minor.** We will permit investors to hold their Certificates in their capacities as custodians for the benefit of a minor under the Missouri Uniform Transfer to Minor Act ("UTMA"). Under the UTMA, an adult family member will be entitled to invest in a Certificate on behalf of a minor without having to formally establish a trust or guardianship. If ownership is to be held under this arrangement, ownership will be recorded in the name of the adult family member as "custodian for minor under the Missouri Uniform Transfer to Minors Act". Any decision to transfer, gift over, or purchase a Certificate for or to a minor under the UTMA will be irrevocable as required by law. When the minor reaches 21 years of age, the Certificate will automatically become the unrestricted property of the minor. We urge you to consult with your attorney or financial advisor for more specific information about a purchase or transfer under the UTMA, including potential tax benefits and consequences.

### **Additions to Principal**

You may also add to the principal amount of a Certificate you have purchased in any amount if the interest rate on your Certificate is the same or below the interest rate we would pay if you purchased a new Certificate for the same term. Any principal amount you add to the Certificate you have invested in will earn interest at the rate stated on your Certificate as issued rather than the rate then in effect for a Certificate for the same term. The minimum amount of principal that may be added to your Term, Support or Demand Certificate must be at least \$1,000.

## **Electronic Signatures and Records**

Each investor may invest in or receive information regarding a Certificate via electronic delivery only if the investor affirmatively consents to receive the information electronically. Each investor choosing this option will be required to agree to conduct transactions electronically by clicking through legally required disclosures and terms of use to show that they have read the disclosures. As a result, the investor must affirmatively opt into the electronic transaction procedures provided in this Offering. Secure delivery of investment related documents and their completion and execution will be accomplished through the use of a password protected procedure which will enable the investor to click electronic buttons to accept, sign and initial documents confirming his or her decision to invest in the Offering.

Each investor will be able to download, print and store any electronic record made available to the investor by the Fund under our website. By agreeing to the terms of use for delivering an electronic signature or receive records, notices and materials in an electronic format, the investor confirms his or her consent electronically that the investor will be able to access information in an electronic format. The investor will be required to execute a Consent for Use of Electronic Signature and Records.

No written form of Note will be issued to an investor and the Fund will use a book-entry system to track all investments made for any Certificate purchased in the Offering. We will maintain electronic records of investments made in the Certificates which will track payments made on the Certificates, any distributions made and the account balance of each Certificates issued under the Offering. The Certificates will be an “uncertificated security”. As the issuer of an “uncertificated security”, the Fund will comply with the instructions originated by the purchaser without further consent by the registered owner.

## **TAX MATTERS**

### **General**

The following discussion is a summary of certain federal income tax considerations relevant to the purchase, ownership and disposition of the Certificates by investors acquiring the Certificates in this Offering, but does not purport to be a complete analysis of all potential tax effects and is not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax penalties. The discussion is based upon the IRC, applicable Treasury Regulations promulgated and proposed there under, rulings and pronouncements and judicial decisions now in effect, all of which are subject to change at any time by legislative, judicial or administrative action. Any such changes may be applied retroactively in a manner that could adversely affect an owner of the Certificates.

We have not sought and will not seek any rulings from the Internal Revenue Service with respect to the tax considerations relevant to owners of the Certificates. The tax treatment of an owner of Certificates may vary depending on such owner's particular situation or status. Certain owners (such as tax exempt organizations, foreign individuals, IRAs or retirement plans) may be subject to special rules not discussed below. In addition, the discussion does not consider the effect of any applicable state, local or other tax laws.

### **No Charitable Deduction**

Although we are a Section 501(c)(3) organization under the IRC, the purchase of a Certificate is not a donation to a religious organization, but is an investment. Investors will not be entitled to a charitable deduction upon the purchase of a Certificate.

### **Interest**

The interest paid on Certificates is not exempt from federal or state income taxes. Unless you hold your Certificate through an IRA, the interest paid or payable on Certificates will be taxable as ordinary income to the owner in the year it is earned and paid. More specifically, for federal and state income tax purposes, the stated

interest paid on the Certificates will be included in the "gross income" of the Certificate owners, and may be subject to federal and state income taxation when paid.

Current federal tax laws and regulations require that all interest earnings be reported to the Internal Revenue Service and to the Certificate owner by sending the Certificate owner a Form 1099 by January 31 for each year stating the interest earned on your Certificate during the previous year. Unless you hold your Certificate through an IRA, the brokerage firm or bank that handles your account will provide a Federal Income Tax Form 1099-INT or the comparable federal form to you by January 31 of each year. You will not be taxed on the return of any principal amount of your Certificate or on the payment of interest that was previously taxed. Payments of interest may also be subject to "backup withholding" of federal income taxes (currently at the rate of 28%) if you fail to furnish a correct social security number or other tax identification number to us, or if the IRS has informed us that you are subject to backup withholding.

### **Sale, Exchange or Redemption**

In general, an owner of a Certificate will recognize gain or loss upon the sale, exchange or redemption of a Certificate measured by the difference between (a) the amount of cash and fair market values of property received in exchange therefore, and (b) the owner's adjusted tax basis in such Certificate. Your adjusted tax basis of a Certificate generally will equal your original cost for the Certificate, increased by any accrued but unpaid interest you previously included in income with respect to the Certificate and reduced by any principal payments you previously received with respect to the Certificate. Any gain or loss will generally be treated as capital gain or loss. This capital gain or loss will be long-term capital gain or loss if the Certificate has been held for more than one year and otherwise short-term capital gain or loss. Any gain or loss on the sale or exchange of a Certificate is subject to applicable state and federal income tax laws. Investors who hold Certificates until their maturity will not be taxed on the return of the principal purchase price.

If you intend to purchase a Certificate through an IRA, there are special tax rules that govern the investment. Accordingly, consultation with a competent tax or financial advisor is recommended.

### **Net Investment Income Tax**

If investors have net investment income, when added to their own modified adjusted gross income, that exceeds \$200,000 for an unmarried individual, \$250,000 for a married taxpayer filing a joint return (or a surviving spouse), or \$125,000 for an unmarried individual filing a separate return, they will be subject to an additional 3.8% Medicare tax on their "net investment income". An investor's net investment income will generally include its interest income and net gains from the disposition of a Certificate. As a result, certain investors may be subject to an additional 3.8% tax on all or substantially all of their income and gains received from the Certificates.

The foregoing summary does not discuss all aspects of U.S. tax laws that may be relevant to a purchaser of the Certificates. For example, it does not address special rules that may apply if you are a financial institution or tax exempt organization, or if you are not a citizen or resident of the United States. It also does not address the special tax rules that apply in the event that a Certificate is purchased through an IRA, tax qualified retirement plan, SEP, 403(b) plan or other benefit plan.

## **LEGAL PROCEEDINGS AND OTHER MATTERS**

As of the date of this Offering Circular, there were no lawsuits, actions or other legal proceedings or claims pending against us, and we are not subject to any adverse order, judgment or decree of any court, governmental authority or administrative body. None of our officers or directors has, during the last ten years, been convicted in any criminal proceedings, or was the subject of any order, judgment or decree of any court enjoining them from any activities associated with the offer or sale of securities.

Our legal counsel, Bush Ross, P.A., has provided an opinion letter to the Fund stating that, when issued and fully paid, the Certificates will be legally and validly issued by actions properly taken by the Fund.



## **ADDITIONAL INFORMATION**

We may file certain documents with the appropriate agencies of the states in which the Certificates are offered for purchase, including certain exhibits and amendments thereto for the offer and sale of the Certificates offered hereby.

The information contained above is subject to change without notice to the extent allowable by law and no implication is to be derived therefrom or from the sales of the Certificates that there has been no change in our affairs from the date of such information. This Offering Circular is submitted in connection with the sale of Certificates referenced to herein and may not be reproduced or used, as a whole or in part, for any other purpose. Any statements in this Offering Circular involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Offering Circular is not to be construed as a contract or agreement between the Fund and the purchasers or registered owners of any of the Certificates.

## **ANNUAL REPORTS**

While any of our Certificates are outstanding, it is our policy to furnish to our investors our financial statements on an annual basis within 120 days of our fiscal year end. We may also include information on our website about our Certificates.

## **PLAN OF DISTRIBUTION**

We are offering interests in the Certificates on a continuous basis directly through our officers, directors, and employees. No underwriting or selling agreement has been entered into and no commissions will be paid to any persons or organizations in connection with the offer and sale of interests in the Certificates. All sales of Certificates will be made by executive officers of the Fund pursuant to issuer and agent licensing or applicable exemptions therefrom under applicable state securities laws. Any advertising materials we will use as part of our solicitation efforts will be offered only in those states where advertising is permitted and, when required by applicable state laws, after appropriate filings have been made in any states where such filings are required.

Information regarding the Certificates and the Fund may be found on our website, and, from time to time, we distribute brochures, information bulletins and mailings to current and former investors and UPCI organizations. We provide a copy of the Offering Circular to each prospective investor prior to an investment being made. No minimum amount must be sold in order for us to accept any investment application. Our current policy is to furnish existing investors a copy of the revised Offering Circular each year, including annual financial statements, as well as copies of any supplements to the Offering Circular.

We reserve the right to accept or reject an Application to Purchase in our sole discretion and impose limitations on the amount accepted.

## **PRIVACY NOTICE**

The U.S. federal government and certain state governments have taken steps to assure the protection of nonpublic personal information that businesses and organizations obtain from their investors and customers. Protecting your privacy is important to us. We want you to understand what information we collect, how we use it and the steps we take to protect that information.

We collect nonpublic personal information about our investors on the forms we receive from you and in connection with any investment made in the Certificates and financial information regarding such accounts. This information may include, among other things, your first and last name, address, e-mail address, telephone number, social security number, bank account information, and other information that permits us to contact you either electronically or by other means.

We do not disclose any nonpublic personal information about our investors or former investors to anyone outside of the Fund, except as permitted or required by law. We may disclose, when necessary, nonpublic personal information to third parties providing essential services to us who have contracted to maintain the confidentiality and security of the information; or to law enforcement personnel.

We also limit access to nonpublic personal information about our investors and former investors to those employees who need to know that information to perform their job responsibilities and we maintain procedural safeguards to guard the nonpublic personal information of our investors and former investors.

#### **WEBSITE**

We have established a website that can be accessed at [www.upcloanfund.org](http://www.upcloanfund.org). Unless we post the Offering Circular or any supplement thereto on our website, no information that we place on the website is part of the Offering Circular or any supplement thereto.

**EXHIBIT A**

**FINANCIAL STATEMENTS**

The audited financial statements prepared by the Fund for the years ended June 30, 2017, 2016 and 2015 are attached hereto as part of this Offering Circular.

**UNITED PENTECOSTAL CHURCH  
DEVELOPMENT FUND, INC.  
DBA: UNITED PENTECOSTAL  
CHURCH LOAN FUND**

**FINANCIAL STATEMENTS**

**YEARS ENDED JUNE 30, 2017, 2016, AND 2015**

**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.  
DBA: UNITED PENTECOSTAL CHURCH LOAN FUND  
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YEARS ENDED JUNE 30, 2017, 2016, AND 2015**

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
United Pentecostal Church Development Fund, Inc.  
dba: United Pentecostal Church Loan Fund  
St. Louis, Missouri

We have audited the accompanying financial statements of United Pentecostal Church Development Fund, Inc. dba: United Pentecostal Church Loan Fund (the Fund) which comprise the statements of financial position as of June 30, 2017, 2016, and 2015, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Board of Directors  
United Pentecostal Church Development Fund, Inc.  
dba: United Pentecostal Church Loan Fund  
Page 2

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of United Pentecostal Church Development Fund, Inc. dba: United Pentecostal Church Loan Fund as of June 30, 2017, 2016, and 2015, and the results of its activities and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

St. Louis, Missouri  
August 22, 2017

**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.**  
**DBA: UNITED PENTECOSTAL CHURCH LOAN FUND**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2017, 2016, AND 2015**

	2017	June 30, 2016	2015
<b>ASSETS:</b>			
Cash	\$ 5,270,795	\$ 7,734,785	\$ 3,674,277
Accrued interest receivable	142,581	92,754	67,714
Prepaid expenses	10,656	10,427	7,022
Investments	1,745,280	-	-
Loans receivable, net	<u>30,950,753</u>	<u>21,729,851</u>	<u>15,329,442</u>
	<u>\$ 38,120,065</u>	<u>\$ 29,567,817</u>	<u>\$ 19,078,455</u>
<b>LIABILITIES AND NET ASSETS:</b>			
Accounts payable	\$ 37,500	\$ -	\$ -
Funds held for others	-	-	660
Investment certificates	<u>36,163,773</u>	<u>28,088,883</u>	<u>18,115,678</u>
	<u>36,201,273</u>	<u>28,088,883</u>	<u>18,116,338</u>
Net assets:			
Unrestricted	<u>1,918,792</u>	<u>1,478,934</u>	<u>962,117</u>
	1,918,792	1,478,934	962,117
	<u>\$ 38,120,065</u>	<u>\$ 29,567,817</u>	<u>\$ 19,078,455</u>

See accompanying Notes to Financial Statements.



**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.**  
**DBA: UNITED PENTECOSTAL CHURCH LOAN FUND**  
**STATEMENTS OF ACTIVITIES**  
**YEARS ENDED JUNE 30, 2017, 2016, AND 2015**

	June 30,		
	2017	2016	2015
<b>CHANGES IN UNRESTRICTED NET ASSETS:</b>			
Interest and fees on loans receivable	\$ 1,707,761	\$ 1,093,933	\$ 848,256
Interest and dividends on cash and investments	19,526	6,315	2,558
Total interest and dividend income	<u>1,727,287</u>	<u>1,100,248</u>	<u>850,814</u>
Less interest expense on investment certificates	<u>(1,096,167)</u>	<u>(767,525)</u>	<u>(517,355)</u>
Net interest income	<u>631,120</u>	<u>332,723</u>	<u>333,459</u>
Other operating income and expenses:			
Contributions	175,300	350,100	50,000
Net unrealized losses on investments	(3,564)	-	-
Provision for doubtful loans	(56,665)	(37,417)	(22,156)
Management fee	(150,000)	-	-
Professional services	<u>(156,333)</u>	<u>(128,589)</u>	<u>(136,075)</u>
	<u>(191,262)</u>	<u>184,094</u>	<u>(108,231)</u>
Change in Unrestricted Net Assets	439,858	516,817	225,228
Net Assets, Beginning of Year	<u>1,478,934</u>	<u>962,117</u>	<u>736,889</u>
Net Assets, End of Year	<u>\$ 1,918,792</u>	<u>\$ 1,478,934</u>	<u>\$ 962,117</u>

See accompanying Notes to Financial Statements.

**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.**  
**DBA: UNITED PENTECOSTAL CHURCH LOAN FUND**  
**STATEMENTS OF CASH FLOWS**  
**YEARS ENDED JUNE 30, 2017, 2016, AND 2015**

	June 30,		
	2017	2016	2015
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Cash received from loan interest and fees	\$ 1,657,934	\$ 1,068,893	\$ 820,395
Contributions and miscellaneous income received	194,826	356,415	52,558
Cash paid to vendors and the UPCI	(269,062)	(132,654)	(141,787)
Interest paid to investors	(213,773)	(150,139)	(104,557)
Net Cash Provided by Operating Activities	<u>1,369,925</u>	<u>1,142,515</u>	<u>626,609</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Purchase of investments	(1,748,844)	-	-
Principal payments received on loans	5,302,728	4,657,131	1,985,824
Loans made	(14,580,295)	(11,094,957)	(5,652,556)
Net Cash Used by Investing Activities	<u>(11,026,411)</u>	<u>(6,437,826)</u>	<u>(3,666,732)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Proceeds received from issuance of investment certificates	9,472,453	11,326,554	4,694,128
Payments made to redeem investment certificates	(2,279,957)	(1,970,735)	(428,992)
Net Cash Provided by Financing Activities	<u>7,192,496</u>	<u>9,355,819</u>	<u>4,265,136</u>
Change in Cash	(2,463,990)	4,060,508	1,225,013
Cash, Beginning of Year	<u>7,734,785</u>	<u>3,674,277</u>	<u>2,449,264</u>
Cash, End of Year	<u>\$ 5,270,795</u>	<u>\$ 7,734,785</u>	<u>\$ 3,674,277</u>
<b>RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>			
Change in unrestricted net assets	\$ 439,858	\$ 516,817	\$ 225,228
Adjustments:			
Net unrealized losses on investments	3,564	-	-
Provision for doubtful loans	56,665	37,417	22,156
Reinvested interest on investment certificates	882,394	617,386	412,798
Change in:			
Cash held in escrow	-	-	159,570
Accrued interest receivable	(49,827)	(25,040)	(27,861)
Prepaid expenses	(229)	(3,405)	1,614
Funds held for others	-	(660)	(164,896)
Accounts payable	37,500	-	(2,000)
Net Cash Provided by Operating Activities	<u>\$ 1,369,925</u>	<u>\$ 1,142,515</u>	<u>\$ 626,609</u>
<b>SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES:</b>			
Matured investment certificates reinvested	<u>\$ 9,068,664</u>	<u>\$ 5,721,720</u>	<u>\$ 1,559,413</u>

See accompanying Notes to Financial Statements.

**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND**

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

1. NATURE OF ORGANIZATION:

The United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund (the Fund) was incorporated as a public benefit corporation under the Missouri Nonprofit Corporation Act on March 7, 2011. The Fund is engaged in operating a loan fund to assist the churches, ministries, colleges, agencies, districts, missions and charitable funds sponsored by and affiliated with the United Pentecostal Church International (UPCI).

The Fund offers investment certificates to raise capital in order to finance the acquisition, development, construction, refinancing, expansion or renovations of buildings and facilities of affiliated organizations of the UPCI. The Fund's primary means of obtaining funds has been through the issuance of investment certificates and through interest earned on loans and loan participations.

The Fund is governed by a Board of Directors appointed by the Board of General Presbyters of UPCI. The Fund pays a management fee to the UPCI for personnel, office and occupancy related expenses. The UPCI's combined financial statements include the accompanying Fund financial statements. The Fund is exempt from federal and state income taxes under the provisions of the Internal Revenue Code Section (IRC) 501(c)(3) and applicable state statutes and is not a private foundation under IRC Section 509(a)(1).

2. SIGNIFICANT ACCOUNTING POLICIES:

**BASIS OF ACCOUNTING**

The financial statements of the Fund have been prepared using the accrual basis of accounting, which gives recognition to income and related assets when earned and expenses and related liabilities when incurred. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates. The significant accounting policies followed are described below.

**CASH POLICY**

Cash consists of a checking and savings account. The Fund's cash balance is maintained with one financial institution. Cash may, at times, exceed federally insured limits. The Fund has not experienced any losses in such accounts and management believes it is not exposed to any significant credit risk on cash and cash equivalents.

**INVESTMENTS**

Investments consist of certificate of deposits. The investments are reported at fair value based on quoted prices in active markets for identical assets, which is Level 1 of the fair value hierarchy.

UNITED PENTECOSTAL CHURCH LOAN FUND  
d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

2. SIGNIFICANT ACCOUNTING POLICIES, continued:

**LOANS RECEIVABLE, LOAN PARTICIPATIONS AND ALLOWANCE FOR DOUBTFUL LOANS**

Loans receivable are stated at their principal amount outstanding less the related allowance for doubtful loans and are generally collateralized by buildings and land. Generally, interest rates on loans are subject to review and adjustment every twelve months, three years or five years. Loans are typically amortized over a period of twenty-five years.

The Fund charges loan origination and loan refinancing fees of 1% to 2.5% of the loan amount. The Fund analyzes fees received in relation to direct expenses for underwriting new loans. Loan fees charged by the Fund approximate actual costs incurred for loan processing. Accordingly, such fees are recognized on the statements of activities as a component of interest income in the year of loan origination.

The Fund has purchased loan participations originated by American Christian Credit Union (ACCU). All of the loan participations were purchased without recourse and are secured by real property. Loan servicing functions on these loans are retained by ACCU.

The allowance for doubtful loans is maintained at a level that, in management's judgment, is adequate to absorb probable loan losses. The amount is based upon an analysis of the loan portfolio by management including, but not limited to, review of the collectability of the loans in light of historical experience, the nature and volume of the loan portfolio, adverse situations that may affect the borrower's ability to repay, estimated value of any underlying collateral and prevailing economic conditions. This process is based on estimates and ultimate losses may vary from current estimates. As changes in estimates occur, adjustments to the level of the allowance are recorded in the provision for potential loan losses in the period in which they become known. In addition, the net realizable value of property serving as collateral for delinquent loans will be assessed on an annual basis. Due to the nature of the relationship with its borrowers, the Fund is willing to make accommodations with borrowers whose payments are not current, so long as such accommodations do not jeopardize the interests of the Fund's investors.

A loan is considered impaired when, based upon current information and events, it is probable that the Fund will be unable to collect all amounts due according to the contractual terms of the loan agreement. Loans are classified as delinquent when payments are 90 days overdue. Loans will continue to accrue interest when a loan is delinquent; however, all accrued interest may be included in the allowance for doubtful loans. Payments for delinquent or impaired loans are treated as a payment of interest due until all accrued interest has been paid. Interest income on delinquent loans is recognized according to the original amortization schedule (accrual method). The accrual of interest income is discontinued when, in management's judgment, the scheduled interest may not be collectible within the stated term of the loan. Interest income is recognized on a cash basis for loans classified as nonaccrual loans, with subsequent payments applied first to interest and fees, if any, and then to principal. Loans classified as nonaccrual loans are returned to accrual status when all the principal and interest amounts contractually due are brought current and future payments are reasonably assured.

**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND**

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

2. SIGNIFICANT ACCOUNTING POLICIES, continued:

**CLASSES OF NET ASSETS**

The financial statements report amounts by classification of net assets. Unrestricted amounts are those currently available at the discretion of the Board for use in the organization's operations and those designated by the Board for specific purposes. At June 30, 2017, 2016 and 2015, the Fund had no permanently or temporarily restricted net assets.

**UNCERTAIN TAX POSITIONS**

The financial statement effects of a tax position taken or expected to be taken are recognized in the financial statements when it is more likely than not, based on the technical merits, that the position will be sustained upon examination. Interest and penalties, if any, are included in expenses in the statements of activities. As of June 30, 2017, 2016 and 2015, the Fund had no uncertain tax positions that qualify for recognition or disclosure in the financial statements.

3. LOANS RECEIVABLE, NET:

Loans receivable are summarized as follows:

	June 30,		
	2017	2016	2015
Less than 5.50%	\$ 2,160,002	\$ 3,001,746	\$ 4,164,087
5.50% - 6.00%	20,891,121	11,197,668	5,731,758
6.05% - 6.45%	5,077,523	5,303,240	2,951,954
6.50% - 7.00%	2,631,835	1,908,737	2,068,783
7.05% - 8.45%	377,097	448,620	505,603
	31,137,578	21,860,011	15,422,185
Allowance for doubtful loans	(186,825)	(130,160)	(92,743)
	\$ 30,950,753	\$ 21,729,851	\$ 15,329,442
 Average interest rate of loans	 5.84%	 5.87%	 5.86%

**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND**

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

3. LOANS RECEIVABLE, NET, continued:

An analysis of the allowance for doubtful loans is as follows:

	June 30,		
	2017	2016	2015
Balance, beginning of year	\$ 130,160	\$ 92,743	\$ 70,587
Provision for doubtful loans	56,665	37,417	22,156
Balance, end of year	\$ 186,825	\$ 130,160	\$ 92,743

The Fund evaluates loans for impairment on an individual basis if the loan is more than 90 days delinquent. These loans are then given a specific allowance based on the estimated net realizable value of property serving as collateral. All other loans are evaluated for a loan allowance on a collective basis. At June 30, 2017, 2016 and 2015, there were no loans individually evaluated for impairment; all loans were collectively evaluated and no impairment was noted.

The following table presents credit exposure by performance status for the years ended June 30, 2017, 2016 and 2015. Status for performing and nonperforming real estate loans is based on payment activity for the year. Payment activity is reviewed by management on a monthly basis to determine how loans are performing. Loans are considered to be nonperforming when days past due is greater than 90 days in the previous month.

Performance status as of June 30, 2017:

	Loan Participations	Direct Loans	Total
Performing	\$ 2,325,239	\$ 28,812,339	\$ 31,137,578
Nonperforming	-	-	-
	\$ 2,325,239	\$ 28,812,339	\$ 31,137,578

Performance status as of June 30, 2016:

	Loan Participations	Direct Loans	Total
Performing	\$ 3,521,256	\$ 18,338,755	\$ 21,860,011
Nonperforming	-	-	-
	\$ 3,521,256	\$ 18,338,755	\$ 21,860,011

UNITED PENTECOSTAL CHURCH LOAN FUND  
d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

3. LOANS RECEIVABLE, NET, continued:

Performance status as of June 30, 2015:

	<u>Loan Participations</u>	<u>Direct Loans</u>	<u>Total</u>
Performing	\$ 4,402,417	\$ 11,019,768	\$ 15,422,185
Nonperforming	-	-	-
	\$ 4,402,417	\$ 11,019,768	\$ 15,422,185

At June 30, 2017, 2016 and 2015, there was no past due loans or loans classified as impaired or delinquent.

Loans at June 30, 2017, are estimated to mature as follows:

2018	\$ 383,015
2019	87,883
2020	1,850,197
2021	1,316,000
2022	674,820
Thereafter	26,825,663
	\$ 31,137,578

The Fund had a total of 88 loans and loan participations at June 30, 2017. Although the Fund has no geographic restrictions on where the loans are made other than where member churches are located, aggregate loans in excess of five percent of total balances are concentrated in the following states:

<u>State</u>	<u>Number</u>	<u>Amount</u>	<u>Percentage of Portfolio</u>
Missouri	6	7,570,634	24%
Texas	14	5,100,625	16%
Indiana	8	2,441,014	8%
Michigan	9	2,177,707	7%
Illinois	5	1,599,239	5%
	42	\$ 18,889,219	60%

**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND**

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

3. LOANS RECEIVABLE, NET, continued:

Loans receivable are distributed by size of loan as follows:

<u>Balance</u>	<u>Number</u>	<u>Average Balance</u>	<u>Total Balance</u>	<u>Percentage of Portfolio</u>
Less than \$150,000	29	\$ 90,312	\$ 2,619,042	8%
\$ 150,000 - 299,999	29	\$ 222,745	6,459,618	21%
\$ 300,000 - 749,999	23	\$ 463,616	10,663,176	34%
\$ 750,000 or more	7	\$ 1,627,963	11,395,742	37%
	<u>88</u>		<u>\$ 31,137,578</u>	<u>100%</u>

Although the Fund has a geographically diverse portfolio of loans to member organizations, concentrations of credit risk exist with respect to the amount of delinquent loans and with respect to individually significant loans, which are defined as those exceeding five percent of the total loan portfolio. At June 30, 2017, 2016, and 2015 these individually significant loans totaled \$7,901,399, \$4,343,980 and \$2,043,748, respectively.

4. INVESTMENT CERTIFICATES:

At June 30, 2017, the Fund was indebted on certificates as summarized below:

<u>Type</u>	<u>Term</u>	<u>IRA</u>	<u>Total Certificates</u>
One year	\$ 6,681,520	\$ 198,866	\$ 6,880,386
Three year	7,285,716	430,342	7,716,058
Five year	16,876,470	4,690,859	21,567,329
	<u>\$ 30,843,706</u>	<u>\$ 5,320,067</u>	<u>\$ 36,163,773</u>

At June 30, 2016, the Fund was indebted on certificates as summarized below:

<u>Type</u>	<u>Term</u>	<u>IRA</u>	<u>Total Certificates</u>
One year	\$ 6,594,702	\$ 43,003	\$ 6,637,705
Three year	5,316,873	441,445	5,758,318
Five year	9,886,871	5,805,989	15,692,860
	<u>\$ 21,798,446</u>	<u>\$ 6,290,437</u>	<u>\$ 28,088,883</u>



UNITED PENTECOSTAL CHURCH LOAN FUND  
d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

4. INVESTMENT CERTIFICATES, continued:

At June 30, 2015, the Fund was indebted on certificates as summarized below:

<u>Type</u>	<u>Term</u>	<u>IRA</u>	<u>Total Certificates</u>
One year	\$ 5,641,912	\$ 35,482	\$ 5,677,394
Three year	3,996,099	131,846	4,127,945
Five year	6,546,156	1,764,183	8,310,339
	<u>\$ 16,184,167</u>	<u>\$ 1,931,511</u>	<u>\$ 18,115,678</u>

Investment certificates, which bear interest at rates of 1.5% to 4.25%, mature as follows:

<u>Year of Maturity</u>	<u>Total Certificates</u>
2018	\$ 10,131,308
2019	6,187,507
2020	5,740,987
2021	6,776,082
2022	7,327,889
	<u>\$ 36,163,773</u>

Approximately 48% of all outstanding investment certificates are concentrated in five states as follows:

<u>State</u>	<u>Number</u>	<u>Amount</u>	<u>Percentage of Portfolio</u>
Missouri (including related parties, Note 5)	69	\$ 5,558,494	15%
Texas	59	3,715,321	10%
Louisiana	55	3,682,259	10%
California	22	2,831,544	8%
Arkansas	33	1,881,889	5%
	<u>238</u>	<u>\$ 17,669,507</u>	<u>48%</u>

**UNITED PENTECOSTAL CHURCH LOAN FUND**  
**d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND**

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

4. INVESTMENT CERTIFICATES, continued:

Large investors, who are defined as customers with certificate balances of \$100,000 or more, are as follows:

<u>Investor Size</u>	<u>Number of Investors</u>	<u>Total Balance</u>	<u>Percentage of Portfolio</u>
Related party (Note 5)	1	\$ 3,877,752	11%
Greater than \$500,000	12	10,027,478	28%
\$200,001-500,000	26	7,176,256	20%
\$100,000-200,000	48	6,342,850	18%
	<u>87</u>	<u>\$ 27,424,336</u>	<u>76%</u>

5. RELATED PARTY TRANSACTIONS:

The Fund has engaged the UPCI to provide day to day oversight and management of the Fund. In return for these services, the Fund paid the UPCI \$150,000 during the year ended June 30, 2017, of which \$37,500 was accrued at June 30, 2017. This fee was waived for the years ended June 30, 2016 and 2015. In addition, the Fund pays a variable fee of 50 basis points and 25 basis points to the UPCI and the United Pentecostal Foundation, respectively, of the average assets invested in the Fund. These fees were waived for the years ended June 30, 2017, 2016 and 2015.

In addition, investment certificates have been issued to the UPCI. Certificate balances and interest paid to the UPCI are as follows:

	<u>2017</u>	<u>June 30, 2016</u>	<u>2015</u>
<b>UPCI:</b>			
Investment certificates	\$ 3,877,752	\$ 3,471,126	\$ 3,372,709
Interest paid	\$ 111,675	\$ 98,415	\$ 80,663
Loans Receivable	\$ 3,502,383	\$ 2,032,653	\$ -
<b>The United Pentecostal Foundation</b>			
Investment certificates	\$ 28,841	\$ 28,131	\$ 22,548
Interest paid	\$ 710	\$ 583	\$ 555
<b>Urshan Collegiate Supporting Organization</b>			
Loans Receivable	\$ 2,935,636	\$ 2,867,327	\$ -

During the years ended June 30, 2017, 2016 and 2015, the Fund received unrestricted contributions of \$175,000, \$350,000, and \$50,000, respectively, from the UPCI.

UNITED PENTECOSTAL CHURCH LOAN FUND  
d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

6. LINES OF CREDIT:

The Fund has a short-term line of credit from the UPCI and may borrow amounts up to \$1,000,000 at a variable interest rate at June 30, 2017 which was increased from \$700,000. At June 30, 2016 and 2015, the Fund had a short-term line of credit from ACCU and may borrow up to \$200,000. The ACCU line of credit was terminated during year ended June 30, 2017. At June 30, 2017, 2016 and 2015 the Fund had no outstanding balances on these line of credits.

7. COMMITMENTS:

In the normal course of business, the Fund makes commitments to extend loans to meet the financing needs of member churches. Outstanding commitments are letters that outline the terms and conditions of the loan to be granted. The commitments represent expected disbursements based on estimated construction costs and may vary based on actual costs of construction. The Fund's exposure to credit loss, in the event of nonperformance by the churches to which it has extended commitments, is limited to the amount of the commitment. The Fund controls the credit risk of its commitments through credit approvals, limits and monitoring procedures. At June 30, 2017, 2016 and 2015 the Fund had extended loan commitments of approximately \$2,033,677, \$9,432,000 and \$3,484,000, respectively.

8. LIQUIDITY AND UNSECURED LOAN POLICY:

The Fund has a liquidity and unsecured loan policy that requires the Fund to maintain minimum liquid assets equal to at least 8% of its outstanding loan certificates payable at the end of each fiscal year. The Fund also has a policy that restricts the Fund from making unsecured loans in excess of 5% of the aggregate balance of the Fund. The Fund was in compliance with these policies at June 30, 2017, 2016 and 2015.

UNITED PENTECOSTAL CHURCH LOAN FUND  
d/b/a UNITED PENTECOSTAL CHURCH LOAN FUND

Notes to Financial Statements  
June 30, 2017, 2016 and 2015

9. CONCENTRATIONS OF CREDIT RISK:

Financial instruments that potentially subject the Fund to concentrations of credit risk consist principally of cash and loans receivable. At June 30, 2017, all of the Fund's cash was held with one financial institution. The Fund has not experienced any losses on these accounts and does not believe it is exposed to any significant risk of loss related to these holdings.

Concentrations of credit risk with respect to loans receivable are limited by the secured position of the Fund in most instruments, the number of organizations comprising the Fund's loans receivable base and their dispersion across geographic areas, and the Fund's general policy of limiting the maximum loan amount to any one borrower to the greater of \$2,000,000 or 5% of total assets. However, the Fund may make exceptions to this policy upon such determinations as the borrower's exceptionally strong financial position and growth potential. At June 30, 2017, the Fund had three borrowers with loans totaling \$8,571,399 which represents 28% of loans receivable. Loans made by the Fund are typically secured by first mortgages and are normally limited to 75% of the aggregate cost or value of the property securing the loan. There were no unsecured loans as of June 30, 2017. While the Fund may be exposed to credit losses in the event of nonperformance by the above contracting parties, management has established an allowance for potential loan losses, which it believes is adequate to cover any such losses.

The Fund also has a concentration of loan participations with American Christian Credit Union. Adverse developments affecting the credit union could increase credit risk associated with the loan portfolio.

A substantial portion of the investment certificates issued by the Fund will be maturing within the next two years. The Fund has insufficient liquid assets to satisfy repayment of this amount. Management anticipates that a substantial portion of these certificates will be reinvested or rolled over into new certificates with the Fund.

10. SUBSEQUENT EVENTS:

Subsequent events have been evaluated through August 22, 2017, which represents the date the financial statements were available to be issued. Subsequent events after that date have not been evaluated.

**EXHIBIT B**

**APPLICATION TO PURCHASE CERTIFICATE**



**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.  
d/b/a United Pentecostal Church Loan Fund**

**PURCHASE APPLICATION  
REPRESENTATIONS AND AGREEMENT**

- Purchase of Certificate.** You have agreed to purchase the Certificate identified in the Purchase Application (for individuals or organizations).
- Terms of Certificate.** You have received and have been advised to review the Offering Circular prepared on behalf of the Fund that is dated April 15, 2018, including the financial statements referenced therein. You have also been furnished with an opportunity to ask questions and receive answers regarding the Fund's Offering Circular, the risks of investing in the Certificates and the terms of the Certificate you have agreed to purchase. By signing this Purchase Application, you agree to those terms.
- Joint Applicants.** If purchased as a joint applicant, the undersigned primary applicant and joint co-applicant must sign the Purchase Application. The primary applicant and joint applicant shall be jointly and severally liable under the Individual Purchase Application and Agreement. We will be entitled to act on, rely upon and take actions based on the instructions and directions of either applicant in all matters, including any redemption or transfer request.
- Authority of Organization.** If the applicant is a church, ministry, agency, corporation, limited liability company or other institution, you represent that you have been duly authorized to purchase the Certificate as designated in the Purchase Application and that the person signing the Application has been duly authorized to sign the Purchase Application on behalf of the organization or entity.
- Investment by a Trust.** If a trust is making an investment in a Certificate, each trustee must sign the Purchase Application. By furnishing this Certification of Trust, you represent and certify that the trust powers may be exercised by the persons identified in Part I and that the trust identified in Part I has not been revoked, modified or amended in any manner that would cause this certification of trust to be incorrect or incomplete.

6. **United Pentecostal Church Affiliation.** As an applicant that is affiliated with, been a member of or contributor to, or has expressed an interest in furthering the mission of and ministry of the United Pentecostal Church International, the applicant has an individual affiliation with or an entity connection to the United Pentecostal Church or its agencies, churches, ministries and funds.
7. **Beneficiary Designation.** By completing this Purchase Application, you hereby authorize us to pay the outstanding principal and accrued interest on your Certificate to the designated beneficiary named in this Application. You may change or revoke a beneficiary designation at any time prior to your death, but the terms of the designation of beneficiary will be binding on your heirs, successors and assigns.
8. **Electronic Funds Transfer Authorization.** If you elected to use electronic funds deposit to transfer or accept deposits, you are named on the bank account listed in the Purchase Application and can authorize funds to be withdrawn from and deposited into it. You further authorize us to initiate any correcting debit or credit to your account that may be necessary to make the withdrawal or deposit you have elected in this Purchase Application and Agreement.
9. **Electronic Signature and Records.** We offer purchasers of our Certificates the ability to invest in or receive information electronically. If you elect this option, you will be required to agree to conduct transactions electronically by clicking through legally required disclosures and terms of use to demonstrate that you have read the disclosures. As a result, you must affirmatively opt into the electronic transaction procedures provided in this Offering. Secure delivery of investment related documents and their completion and execution will be accomplished through the use of a password protected procedure which will enable you to click electronic buttons to accept, sign and initial documents confirming his or her decision to invest in the Offering.

You will be able to download, print and store any electronic record made available to by the Fund under our website. By agreeing to the terms of use for delivering an electronic signature or receive records, notices and materials in an electronic format, you confirm your consent electronically that you will be able to access information in an electronic format. You will be required to execute a Consent for Use of Electronic Signature and Records when electing this option.

10. **Investment Purpose.** Purchase of a Certificate is made solely for investment purposes and not for re-sale or further distribution. The Certificates are subject to transfer and re-sale restrictions under applicable U.S. and State securities laws.

**11. Pennsylvania Residents.** By purchasing an Investment Certificate pursuant to the exemption provided in Section 203(d) of the Pennsylvania Securities Act of 1972, Pennsylvania residents agree not to sell the securities purchased under the exemption within 12 months after the date of purchase, except in accordance with 64 Pennsylvania Code § 204.011

If you have accepted an offer to purchase these Certificates and have received a written notice explaining your right to withdraw your acceptance pursuant to section 207(m)(2) of the Pennsylvania Securities Act of 1972, you may elect, within two business days from the date of receipt by the issuer of your binding contract of purchase or, in the case of a transaction in which there is no binding contract of purchase, within two business days after you make the initial payment for the Certificates being offered, to withdraw your acceptance and receive a full refund of all moneys paid by you. Your withdrawal of acceptance will be without any further liability to any person. To accomplish this withdrawal, you need only send a written notice (including a notice by facsimile or electronic mail) to United Pentecostal Church Development Fund, Inc. indicating your intention to withdraw.





**FOR OFFICE USE ONLY**  
Security Number: \_\_\_\_\_  
Interest Rate: \_\_\_\_\_  
Representative: \_\_\_\_\_

**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, Inc.  
d/b/a United Pentecostal Church Loan Fund**

**INDIVIDUAL PURCHASE APPLICATION AND AGREEMENT**

If you have additional questions about this application, please call (636) 229-7900. **Please print clearly using a ballpoint pen.**

The offer and sale of Investment Certificates ("Certificates") are subject to the terms of the United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund Offering Circular dated April 15, 2018, as may be supplemented, amended and restated ("Offering Circular"), which is incorporated herein by reference. The United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund reserves the right to refuse your application and not offer or sell any Certificate to you for any reason.

NEW APPLICATION       CHANGE OF INFORMATION

**PART I: INVESTOR INFORMATION**

**Primary Applicant**

Name		Social Security or Tax I.D. Number		
Date of Birth: mo/day/year		Email Address (optional)		
Address		City	State	Zip
( ) ( )	( ) ( )	( ) ( )		
Home Phone	Work Phone	Mobile Phone		

This application is to be used by individual applicants. You may select only one of the following additional ownership categories. If you do not select any of the following options, we will issue the Certificate solely in the name of the primary applicant.

*Joint Tenants.* If you select this option, we will issue the Certificate to the primary applicant and joint applicant as joint tenants with right of survivorship, unless you elect below to hold this Certificate as tenants-in-common. We will honor the request of either co-owner to redeem a Certificate, effect a transfer or take any other action requiring the consent of the holder of the Certificate.

**Joint Applicant** (if applicable)

Name		Social Security or Tax I.D. Number		
Date of Birth: mo/day/year		Email Address (optional)		
Address		City	State	Zip
( ) ( )	( ) ( )	( ) ( )		
Home Phone	Work Phone	Mobile Phone		

*Tenants-in-Common.* We elect to hold this Certificate as tenants-in-common, not as joint tenants with right of

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survivorship.

For joint applications, please indicate the number of signatures required to process a redemption request:

(1)     (2)

---

*Trust.* If you check this box, the Certificate will be issued in the name of the primary applicant, as trustee of the trust. If there is more than one trustee, each trustee must be identified in the purchase application

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Name and Date of Trust

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Name of Trustee

---

Name of Additional Trustee (If Applicable)

---

Tax I.D. Number of Trust

If there is more than one trustee, will all trustees be required to exercise trust powers?    yes    no

*Custodian.* Custodial investments are subject to the Missouri Uniform Gift Transfer to Minor Act ("UTMA"). If this box is checked, we will issue the Certificate to the primary applicant listed above for the minor described below. By law, this election will be irrevocable and the Certificate will become the unrestricted property of the minor when the minor reaches the age of 21. We advise you to contact a qualified attorney or financial advisor for more information regarding the UTMA.

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Minor's Name

Minor's Social Security Number

---

Minor's Date of Birth: mo/day/year

Relationship to Owner

---

Transfer investment to Minor at age (cannot exceed age 21)

---

**PART II: TYPE OF CERTIFICATE / INTEREST OPTIONS**

- One-Year Term Certificate       Five-year Term Certificate       Three-year Term Certificate
- Negotiated Investment - ( \$250,000 Minimum) \_\_\_\_ year term    \_\_\_\_% Interest Rate
- Demand Certificate       Support Certificate

**TOTAL INVESTMENT: \$** \_\_\_\_\_

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**PART III: PAYMENT ON DEATH** (Please attach a separate sheet for additional beneficiaries)

By completing this section, you authorize us to pay the principal and accrued interest on your Certificate to the named beneficiary, custodian or Section 501(c)(3) tax-exempt organization designated below, after your death (or in the case of joint tenants, after both of your deaths). Please fill-in the name, address and social security number (or Tax I.D. number) of your intended beneficiaries. Beneficiary designations may be changed or revoked by notice sent to us prior to the death of the Certificate holder. If you would like to designate the United Pentecostal Church International or a specific affiliated church, ministry or fund as your designated beneficiary, please fill-in the name of the UPCI or UPCI affiliated church ministry or fund.

Transfer on Death to:

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Name

Relationship

Social Security or Tax I.D. Number

---

Address

City

State

Zip

---

**PART IV: CHURCH AFFILIATION** (Please Check all applicable)

I am a member of a United Pentecostal Church International affiliated church

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Name of Church

City

State

I have an existing relationship with and interest in promoting the work of the United Pentecostal Church International and its affiliated agencies and ministries.

Please tell us how you became interested in the Certificates (check all that apply):

Website     Social Media     Herald or other UPCI Publication     Friend/Colleague     Conference/Camp Meeting

Other. Please help us understand what prompted you to invest in the Certificates using the space below:

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**PART V: ELECTRONIC FUNDS TRANSFER**

\_\_\_\_\_ (Initials) I desire to have United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund process any specific request for electronic transfers received in United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund's office for transfer to and/or from my account at the bank named below:

Bank Name

(     )

Bank Phone

Bank Account Number

*Please attach a voided check from the account named here to the Purchase Application*

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**PART VI: DISTRIBUTION OF INTEREST** (Please place your initials next to your selection, if no option is selected default will be "Accumulate and compound in my investment")

\_\_\_\_\_ Accumulate and compound in my investment

\_\_\_\_\_ Pay me quarterly by check

\_\_\_\_\_ Pay me annually by check

\_\_\_\_\_ Pay to me by electronic funds transfer (Please complete Part V above and attach a voided check): [ ] quarterly [ ] annually

\_\_\_\_\_ Zero-Interest Rate. If you wish to donate the interest payments to a designated United Pentecostal Church, mission, fund or agency, you may do so by checking this box. (Please attach letter of instruction in selecting this option)

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**ACKNOWLEDGEMENT** (Signatures required)

Each person signing below declares under penalty of perjury that such person(s): 1) meets the definition of "Eligible Investor" set forth in United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund's Offering Circular; 2) has reviewed the Offering Circular and the financial statements reproduced therein; and 3) agrees to the terms and conditions described in the Offering Circular.

**X**

Signature

Date

**X**

Signature

Date

*Please mail this Purchase Application with a check payable to United Pentecostal Church Loan Fund for the amount of your investment to 36 Research Park Court, Weldon Spring, Missouri 63304, unless you have elected to have funds electronically transferred.*

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**The purchase of Certificates is subject to risks which are described in the Offering Circular. Offers to sell and solicitation of offers to buy Certificates are made only pursuant to the Offering Circular and only in those states where the Certificates may lawfully be offered or sold. The Certificates are not FDIC or SIPC insured nor are they bank deposits.**

Interest rates are established according to policies set forth in the Offering Circular and are subject to change. For a complete listing of current investment rates, call (636) 229-7900 or visit [www.upcloanfund.org](http://www.upcloanfund.org).

**Pennsylvania Residents:** If you have accepted an offer to purchase these Certificates and have received a written notice explaining your right to withdraw your acceptance pursuant to section 207(m)(2) of the Pennsylvania Securities Act of 1972, you may elect, within two business days from the date of receipt by the issuer of your binding contract of purchase or, in the case of a transaction in which there is no binding contract of purchase, within two business days after you make the initial payment for the Certificates being offered, to withdraw your acceptance and receive a full refund of all moneys paid by you. Your withdrawal of acceptance will be without any further liability to any person. To accomplish this withdrawal, you need only send a written notice (including a notice by facsimile or electronic mail) to United Pentecostal Church Development Fund, Inc. indicating your intention to withdraw.

**Georgia Residents:** See the Offering Circular for right of rescission.

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**SPOUSAL CONSENT**

For applicants that are married and reside in a community property state, please review the following:

*If you are married, reside in a community property or marital property state (listed below) and designate someone other than your spouse as your sole primary beneficiary, your spouse must sign below. (AZ, CA, ID, LA, NV, NM, TX, WA and WI residents only)*

I am the spouse of the Certificate Owner named above. I give to the owner any interest I have in the Certificate. Therefore, I agree to my spouse's naming of a primary beneficiary other than myself. I acknowledge that I have received a fair and reasonable disclosure of my spouse's property and financial obligations. I also acknowledge that I shall have no claim whatsoever against United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund for any payment made to my spouse's named beneficiary(ies).

**X**

Signature of Certificate Owner's Spouse

Date

Spouse of

---

**SUBSTITUTE W-9 FORM**

United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund (the "Fund") is required to obtain your correct Taxpayer Identification Number (for individuals this is your social security number) in order to report to the Internal Revenue Service (IRS) interest paid to you. The Fund, like any other payer of interest or dividends, must withhold 28% of the interest paid if you fail to furnish the Fund with your correct Taxpayer Identification Number or if you fail to sign the acknowledgement portion of the Purchase Application. This is referred to as "backup withholding". For more information on backup withholding, please visit [www.irs.gov](http://www.irs.gov).

Under penalties of perjury, I certify that 1) the Social Security Number or the Tax Identification Number shown on this application is correct; 2) I am not subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding; and 3) I am a U.S. person (including a U.S. resident alien).

(NOTE: You must cross out item 2) above if you have been notified by the IRS that you are currently subject to backup withholding because you failed to report all interest and dividends on your tax return.)

---

Name

**X**

---

Signature

---

Social Security or Tax I.D. Number

---

Date

---

Address

---

City

State

Zip



<b>FOR OFFICE USE ONLY</b> Security Number: _____ Interest Rate: _____ Representative: _____
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**UNITED PENTECOSTAL CHURCH DEVELOPMENT FUND, INC.  
d/b/a United Pentecostal Church Loan Fund**

**ORGANIZATION PURCHASE APPLICATION AND AGREEMENT**

If you have additional questions about this application, please call (636) 229-7900. Please print clearly using a ballpoint pen.

The offer and sale of Investment Certificates ("Certificates") are subject to the terms of the United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund Offering Circular dated April 15, 2018, as may be supplemented, amended and restated ("Offering Circular"), which is incorporated herein by reference. The United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund reserves the right to refuse your application and not offer or sell any Certificate to you for any reason.

- NEW APPLICATION       CHANGE OF INFORMATION

**PART I: APPLICANT AND OWNERSHIP INFORMATION**

Investment made on behalf of:

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Section 501(c)(3) ministry,<br>Agency, church or organization | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Limited liability company                                     | <input type="checkbox"/> Partnership |

\_\_\_\_\_  
Name of Organization or Entity

_____ Mailing Address	_____ City	_____ State	_____ Zip
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_____ Authorized Officer	_____ Employer I.D. Number
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(    ) Phone	(    ) Fax	_____ Email Address
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\_\_\_\_\_  
Church Affiliation

**PART II: TYPE OF CERTIFICATE / TERMS**

Enclosed is a check or payment in the amount of \$ \_\_\_\_\_ for investment in the following Certificate:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> One-Year Term Certificate   | <input type="checkbox"/> Five-year Term Certificate | <input type="checkbox"/> Three-year Term Certificate |
| <input type="checkbox"/> Negotiated Investment ( \$250,000 Minimum) _____ year term _____% Interest Rate     |   |  |
| <input type="checkbox"/> Institutional Certificate ( \$100,000 Minimum) _____ year term _____% Interest Rate |   |  |
| <input type="checkbox"/> Demand Certificate  | <input type="checkbox"/> Support Certificate        |  |

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Please tell us how you became interested in the Certificates (check all that apply):

Website     Social Media     Herald or other UPCI Publication     Friend/Colleague     Conference/Camp Meeting

We hereby request that interest earned on the Certificate be paid in the following manner:  
(Place initials next to your selection)

\_\_\_\_\_ Please pay interest directly to us in the form of a check on a quarterly basis

\_\_\_\_\_ Please pay interest directly to us in the form of a check on an annual basis

\_\_\_\_\_ Compound any interest accrued and add to the principal amount of the Certificate to be paid at maturity.

\_\_\_\_\_ Pay by electronic funds transfer (Please complete authorization section below and attach a voided check):  
[ ] quarterly [ ] annually

\_\_\_\_\_ Zero-Interest Rate. If you wish to donate the interest payments to a designated United Pentecostal Church, mission, fund or agency, you may do so by checking this box. (Please attach letter of instruction in selecting this option)

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### ELECTRONIC FUNDS TRANSFER

\_\_\_\_\_ (Initials) We desire to have United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund process any specific request for electronic transfers received in United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund's office for transfer to and/or from our account at the bank named below:

Bank Name

( )

Bank Phone

Bank Account Number

*Please attach a voided check from the account named here to the Purchase Application*

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### SIGNATURES

We will not process your Purchase Application until you have completed Parts I and II and signed below. If you are signing on behalf of an organization, corporate entity or institution, print your name and title on the provided line. This Purchase Application includes terms printed on the back side of this form

Name (please print)

Title

Name (please print)

Title

Street Address

Street Address

City

State

Zip

City

State

Zip

( )

Home Phone

( )

Work Phone

( )

Home Phone

( )

Work Phone

Signature

Date

Signature

Date

*Please mail this Purchase Application with a check payable to United Pentecostal Church Loan Fund for the amount of your investment to 36 Research Park Court, Weldon Spring, Missouri 63304, unless you have elected to have funds electronically transferred.*

**EXHIBIT C**

**CONSENT FOR USE OF ELECTRONIC SIGNATURES AND RECORDS**





## **CONSENT FOR USE OF ELECTRONIC SIGNATURES AND RECORDS**

When you invest in a Certificate offered by United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund (the "Fund", "we", or "us"), we intend to use an electronic process that includes the delivery and use of electronic records and electronic signatures for investors that choose to receive notices, statements and information by electronic delivery. We are required by law to provide you with certain disclosures and information about your investment ("Required Information"). With your consent, we can deliver Required Information to you electronically. Your consent also permits the general use of electronic records and electronic signatures in connection with your investment. You have the ability to print or download the Required Information and keep it for your records. You can withdraw this consent at any time and request that copy of these documents be mailed to you.

In order to invest in a Certificate, the investor hereby consents to receive electronically through the Fund's website all notices and documentation (including Offering Circulars and investor documents) relating to an investment in the Certificates. Investor further agrees that the Fund may deliver all notices, financial statements, tax reports, valuations, reports, reviews, analyses or other materials, and any and all other documents, information and communications concerning the affairs of the Fund and the website, including, without limitation, information about the investment, required or permitted to be provided to the Investor under the Certificate or hereunder by means of e-mail or by posting on an electronic message board or by other means of electronic communication. Because the Fund operates principally on the Internet, you will be given the opportunity to consent to transact business with us online and electronically. By entering into this Agreement you are granting your consent to receiving certain disclosures electronically, either via the website or to the email address you provide to us. By entering into this Agreement, you consent to receive electronically all documents, communications, notices, contracts, and agreements arising from or relating in any way to your or our rights, obligations, or services under this Agreement.

All investments made in a Certificate are offered by Offering Circular only. You are encouraged to read the Offering Circular, including the terms of the Certificate and Purchase Application and Agreement before investing. You may obtain a paper copy of an investor document, including the Offering Circular, Purchase Application and Agreement and Certificate by downloading these documents and printing them from your computer.

By executing this consent, your consent permits us to obtain your electronic signature if you choose to make an investment in a Certificate, sign the Purchase Application and

Agreement or other written authorizations regarding an investment in a Certificate. If you sign electronically, your electronic signature will bind you to the terms and conditions of a document or communication to the same extent as if you signed the document or communication on paper with an inked signature.

You may withdraw your consent to receiving electronic communication with respect to your investment in a Certificate at any time by contacting us at (636) 229-7949.

## **Disclosures**

You agree to print out or download Required Information when the Fund advises you to do so and keep it for your records. If you have any trouble printing out or downloading any Required Information, you may call the Fund.

You may contact the Fund at (636) 229-7949 if you need to do any of the following:

- Update your e-mail address or other contact information with the Fund,
- Wish to withdraw your consent to electronic disclosures, or
- Wish to obtain a paper copy of the Required Information after submitting your application.

Please contact the Fund immediately if any of your contact information changes.

## **Electronic Delivery of Documents**

You will be notified of the availability of the investment related documents at your primary e-mail address and you will be provided with a link to the material which can be viewed online and printed on your printer. You agree that electronic delivery of these documents will be good delivery to you and be deemed received by you when posted online or sent to you in electronic format, whether you actually access or view any of the documents. You understand that it is your responsibility to promptly and carefully review the documents made available to you electronically and to immediately notify us of any errors.

## **Maintaining Access**

You represent and warrant that you have and will continue to maintain access to the Internet to access these documents. Furthermore, you represent that you have access to a suitable access device with an internet and/or data plan that supports, at your cost, the ability to receive and view e-mail notices and documents in HTML, PDF or other common format, to download PDF files using Adobe Acrobat Reader or other programs as we may advise or as may be required, and to save and (if you desire) print the documents, and that you also have high level browser encryption, PDF file access, Internet, and e-mail access.

## **Maintaining E-mail Access**

You represent and warrant that you have and will continue to maintain the continuous

ability to receive and access all e-mail notices sent to you at the e-mail address you provided to us. Maintaining your email address is solely your responsibility. In the event you no longer have such access or if we are unable to deliver e-mails to your e-mail address, we will make postal delivery of your documents.

### **Your Duty to Review**

You understand and agree that it is your responsibility to access and review the documents upon receipt of an e-mail notice. All terms in the documents are binding just as if they were delivered in paper form. Although the documents may be available online for a period of time, you understand that they are delivered in a manner to allow you immediate access to download and print. You understand that you should download and print the documents so that you may access or maintain them in your personal records or in the event they are temporarily or otherwise unavailable online.

### **Additional Risks**

You understand that certain risks are associated with the transmission of confidential materials, e-mail notices, and other communications through the internet including but not limited to unauthorized access, systems outages, delays, disruptions in telecommunications services and the Internet. E-mail is not private or secure. The e-mail notice sent to you is an unencrypted, automatic alert. Although such e-mail notice is not intended to contain personally identifiable confidential financial information, it may contain, in its design, part or all of your name or other identifier that could be seen or intercepted by others if delivered to your business address or other computers or electronic devices not exclusively under your control. You understand and agree that you will not respond to the e-mail notice by return e-mail, or use it to request information, service, paper copies or other items or to revoke consent. The Fund will not be responsible to act upon requests made in that manner. The Fund does not recommend the e-mailing of any private information as there is no reliable security or encryption method available. The Fund will not assume liability for non-receipt of notification of the availability of electronic communications in the event my e-mail address on file is invalid, my e-mail or Internet service provider filters the notification as "spam" or "junk mail," there is a malfunction in my computer, browser, Internet service and/or software, or for any other reasons beyond the control of the Fund.

### **Withdrawal of Consent**

I may withdraw my consent to receive communications in electronic form by calling the Fund at (636) 229-7949. Any withdrawal of my consent to receive electronic communications will not affect or impact in any way the terms of this Agreement or my agreement to the Terms of Use Agreement for the Fund's website.

## **EXECUTION BY ELECTRONIC SIGNATURE**

I have read the information about the use of electronic records, disclosures, notices, and email, and consent to the use of electronic records for the delivery of Required Information in connection with my investment. I have been able to view this information using my computer and software. I have an account with an Internet Service Provider, and I am able to send e-mail and receive e-mail with hyperlinks to websites and attached files. I also consent to the use of electronic records and electronic signatures in connection with my investment in a Certificate with the Fund in place of written documents and handwritten signatures. I am consenting on behalf of all joint applicants identified in the application. I am authorized to consent on their behalf.

By clicking on the button entitled "I Agree" below, you have electronically signed and intended to sign this electronic records and have agreed to be bound by the foregoing terms. By clicking on the button entitled "I Do Not Agree" below, you have decided you do not wish to proceed with making an investment in the Certificates under the Fund's website using electronic means.

I AGREE to the use of electronic signatures and records for this investment.

I DO NOT AGREE to the use of electronic signatures and records for this investment.

**EXHIBIT D**  
**RESCISSION NOTICES**

## GEORGIA RESIDENTS

If you wish to exercise your right of rescission, you may do so using the following forms:

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### NOTICE OF RESCISSION

To: United Pentecostal Church Development Fund, Inc. d/b/a  
United Pentecostal Church Loan Fund  
36 Research Park Court  
Weldon Spring, Missouri 63304

I hereby exercise my right to rescind my purchase of United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund debt securities in the amount of \$\_\_\_\_\_.

This rescission is made within three (3) business days of the earliest of my execution of a written agreement to purchase said shares, the delivery of a confirmation of sale of said shares to me or the payment for such share. I understand that the effective date of this rescission shall be the date of delivery of this Notice or the depositing of same, properly addressed and with adequate postage thereon, in the United States Mail.

DATED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

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### NOTICE OF RESCISSION

To: Commissioner of Securities  
Office of the Secretary of State  
Suite 802, West Tower  
2 Martin Luther King, Jr. Drive S.E.  
Atlanta, Georgia 30334

I hereby exercise my right to rescind my purchase of United Pentecostal Church Development Fund, Inc. d/b/a United Pentecostal Church Loan Fund debt securities in the amount of \$\_\_\_\_\_.

This rescission is made within three (3) business days of the earliest of my execution of a written agreement to purchase said shares, the delivery of a confirmation of sale of said shares to me or the payment for such share. I understand that the effective date of this rescission shall be the date of delivery of this Notice or the depositing of same, properly addressed and with adequate postage thereon, in the United States Mail.

DATED, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip