

# ORLANDO WORLD OUTREACH CENTER, INC.

APRIL 1, 2017

### CLIENT PROFILE

Orlando World Outreach Center began in 2006 as a church plant of Every Nation Churches, a worldwide family of churches and ministries that was established in 1994. The church has operated out of leased facilities since it began, and currently leases space for worship services, ministry operations and offices in downtown Orlando. Average weekly attendance has grown to nearly 600, with Senior Pastor Tim Johnson as the organizing and planting pastor. The church continues to grow, and feeling the strain of capacity and parking limitations at its current location, the church began searching to acquire its own space. The church located a property for purchase just outside of downtown, approximately eight miles southeast of the church's current leased location.

In 2017, the church moved forward with the acquisition and renovation of this 19,800-square foot religious facility located at 4365 Kennedy Avenue, Orlando, Florida. The facility includes a foyer area, a 500-seat sanctuary, a fellowship hall and youth center, offices, classrooms and a kitchen. The renovation project comprises modernizations and improvements to the entire facility, along with various exterior renovations, signage, and repaving of the driveway. The Kennedy Avenue site includes parking for approximately 300 vehicles. Upon completion of the renovations, the church will move all of its ministry operations to the Kennedy Avenue site and discontinue its current leased space.

While the church has completed several successful capital campaigns and had raised substantial funds for the purchase and



**\$3,455,000 | ACQUISITION AND RENOVATION FUNDING**  
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renovation of its new site, leadership sought out a lender to fund the remaining costs, as well as possible future expansion opportunities.

### THE ZIEGLER DIFFERENCE

Church leadership considered different lenders but ultimately chose to partner with Ziegler, recognizing the value of a long-term fixed rate financing and its expertise in lending to religious organizations.

In April 2017, Ziegler closed on a 25-year fixed rate financing package with the church, which was used for the acquisition of the new church site and to complete the renovation project thereon.

Ziegler's financing structure offered a true, long-term fixed interest rate, with no prepayment penalties, which church leadership strongly valued. Ziegler's financing structure additionally avoids any large balloon payments during the life of the loan, which simplifies budgeting for future years. As a growing church, with the potential for expansion at its new church site and the possibility of future financing needs, the open-ended mortgage feature is another advantage of Ziegler's financing program.

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*"It has been an amazing journey to finally have the opportunity to acquire our first property as a church. I can't think of a better institution to have worked with than Ziegler. Dave Schlosser has been outstanding to work with. We are grateful for this partnership, which is more than a business transaction. It has proven to be a Kingdom transaction."*

**Tim Johnson**  
Senior Pastor  
Orlando World Outreach Center, Inc.

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This client's experience may not be representative of the experience of other clients, nor is it indicative of future performance or success.

### ZIEGLER

200 South Wacker Drive | Suite 2000  
Chicago, IL 60606

B.C. Ziegler and Company | Member SIPC & FINRA

### CONTACT US

800 366 8899  
askziegler@ziegler.com



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