

## *America's First Islamic Real Estate Investment Trust (REIT)*

Ameen Housing Co-operative of California Inc is REIT Co-operative an Islamic institution that offers Shariah compliant solutions for home financing and replacing existing mortgage. Ameen Housing also provides its members with investment opportunities to earn Halal dividends.

Ameen Housing Board members are volunteers since 1996.



Certified by AMJA



**Ameen Housing Cooperative of California**

2072 Walsh Avenue Suit B, Santa Clara, CA 95050 | 408.986.9786 | [info@ameenhousing.com](mailto:info@ameenhousing.com) | [www.ameenhousing.com](http://www.ameenhousing.com)  
Serving the community since 1996





Investing in the Community

# AMEEN Housing

America's First Islamic Real Estate Investment Trust 408-986-9786 | www.ameenhousing.com | info@ameenhousing.com



*Serving the Community since  
1996*



# AMJA CERTIFICATION

- **A**ssembly of **M**uslim **J**urists of **A**merica has unconditionally approved AHC business model to be *Sharia* Compliant.
- After detailed and prolonged review of business models of several Islamic Financing companies all across the USA, AMJA granted full and unconditional Sharia Compliance to **A**meen **H**ousing **C**o-op ONLY.
- AMJA announced certification on January 9th, 2015



**A**ssembly of **M**uslim **J**urists of **A**merica

# AHC BOARD MEMBERS

- Board Manages the Organization
- Each Board position is elected by the AHC members for 2 years term.
- Constitutes of President, Vice President, Secretary, Treasurer and three members at large.
- All board members are volunteers

## PRESIDENT

- AJAZ KHAN, *Mgr. Systems Engineer, Lockheed Martin*

## VICE PRESIDENT

- FAWZY ISMAIL, *Contractor, Self Employed*

## TREASURER

- TAHER SHAIKH, *Software Engineer, Cisco*

## SECRETARY

- TARIQ YUSUFZAI, *Consultant, Cisco*

## MEMBERS AT LARGE

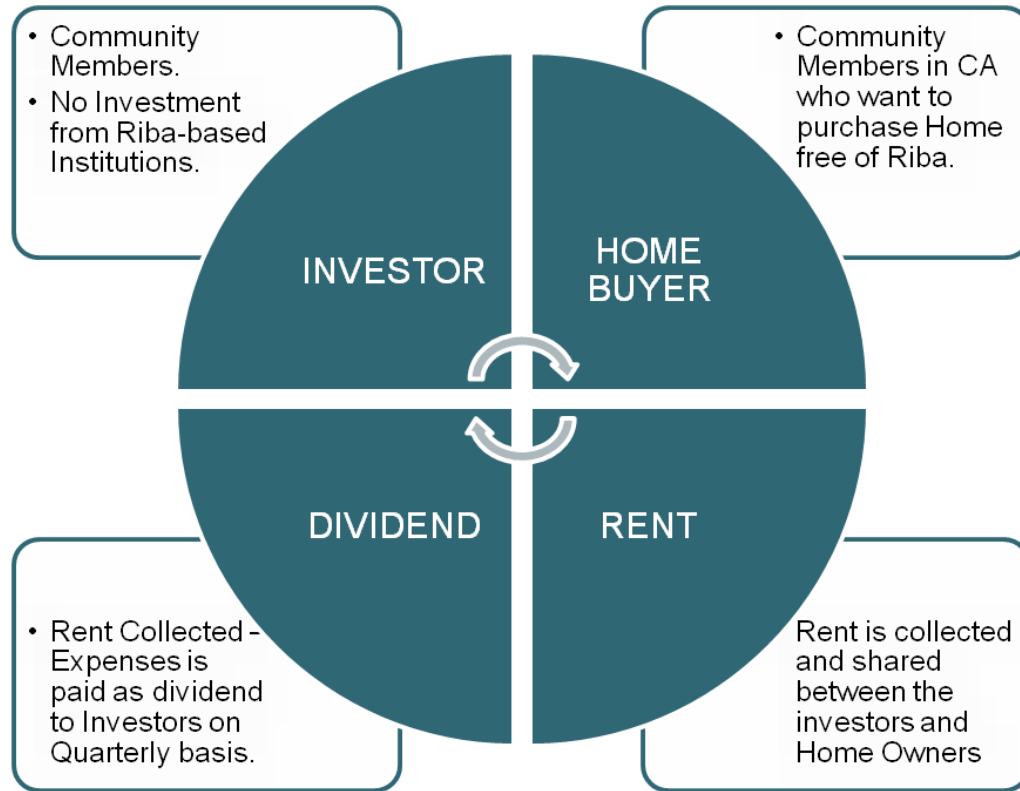
- SAMY HILALI, *Sr. Engineering Director, Unisys*
- JAMAL ELMILAHI, *Sr. Software Engineer, Man Crates*
- SHAKEEL AHMED, *Sr. Principal Engineer, Dell*



# Introduction

- Founded in 1996, AHC provides Halal and safe investment opportunity in real estate for the community at large
- AHC is a First Islamic REIT Cooperative enables members to buy their homes in an Islamically permissible manner
- AHC funds are generated from the community (members).
- No investment allowed from Riba-based financial institutions.

# AHC- How it works!



**Certified by AMJA**



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# WHY INVEST WITH AHC?

- Earn halal dividend and help your Brothers/Sisters buy Home free of Riba.
- Flexibility of funds withdrawal
- Investment lock-in time required to earn dividends is only one quarter
- Shariah compliant.
  - Fully **AMJA** certified.
  - Profit and loss are shared.
  - AHC shares costs of major maintenance/upgrades.
  - AHC shares 7% discount in rent.



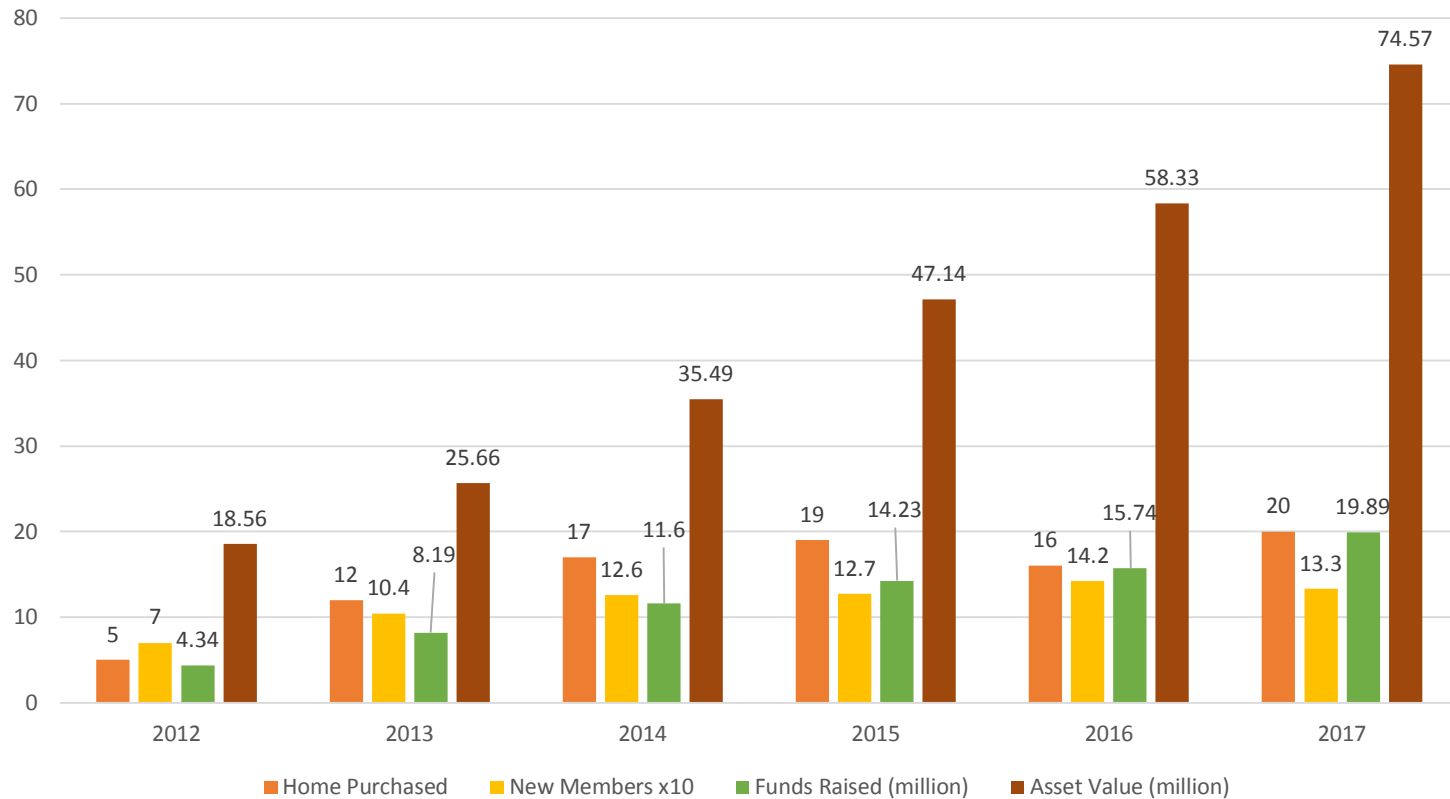
# INVESTMENT SECURITY

- Funds are secured by home equity
  - High equity (20% min) of home owners in the properties makes foreclosure very unlikely
- Titles are held by AHC and member



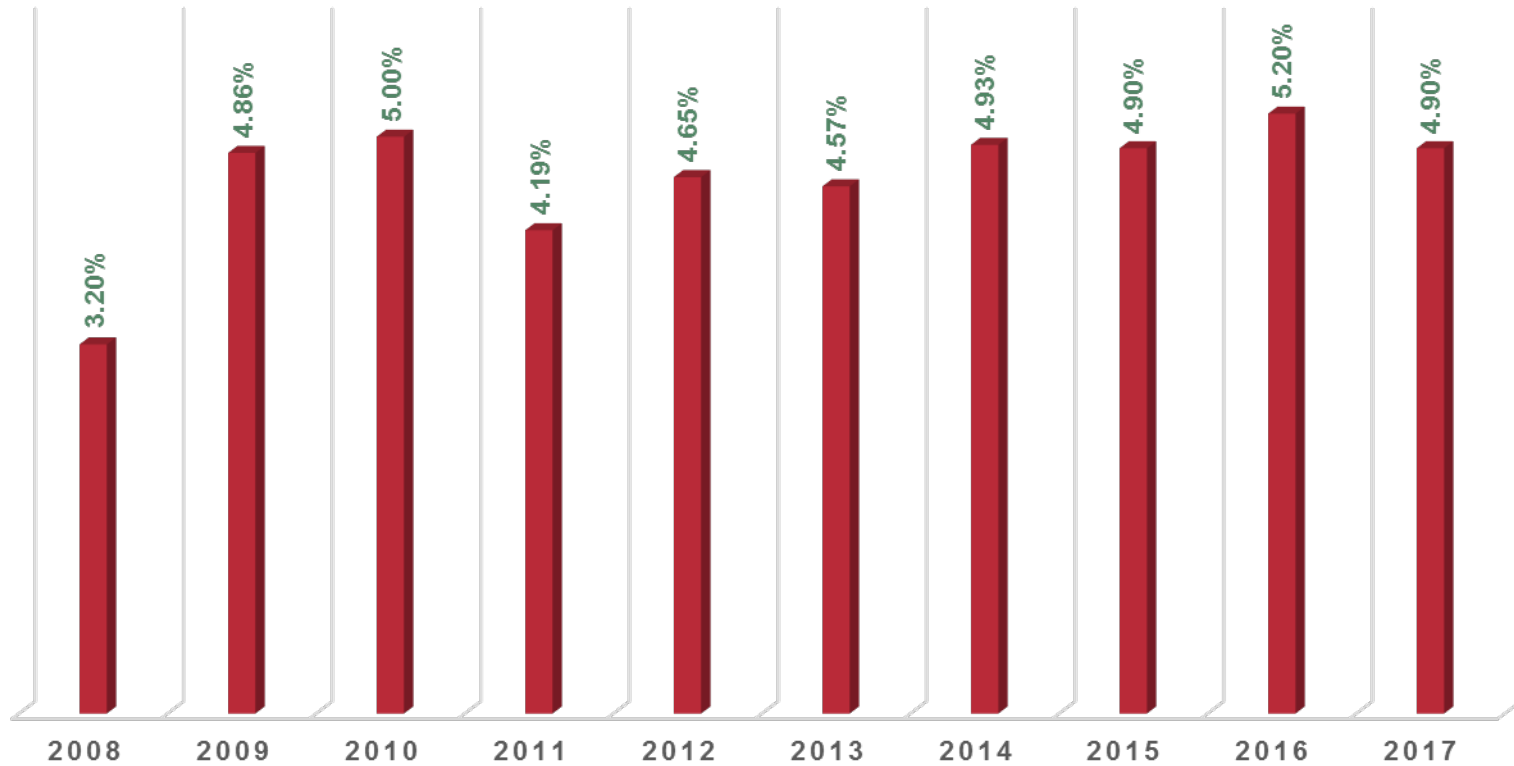
# AHC Progress in Key Areas

6-Years History



# ANNUAL DIVIDEND

## DIVIDEND





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# AMEEN HOUSING


## Ameen Housing

 22 years of Riba-Free Real Estate Investments.

 88 quarters of sustained profitability.

 950+ Members.

 \$74 Millions in assets.

 100+ homes purchased.







# Financing Home with AHC: FAQ

- Minimum Monthly Payment
- $MMP = \text{appraised rent} - 7\% \text{ of the rent} + \$100 + \$75.$
- Rent is appraised every year by AHC.
- AHC:HO share is adjusted at the beginning of the year, every year.
- AHC shares the cost of all major expenses.
- There is no early pay off penalty, if done 1 year from the day of purchase.

# Financing Homes with AHC

## ADVANTAGES

Shariah compliant.

- Profit and loss are shared.
- AHC shares costs of major maintenance/upgrades.
- AHC shares 7% discount in rent.

Hardship considerations



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# AHC Homes



AMEEN HOUSING CO-OPERATIVE of CALIFORNIA Inc. (REIT)

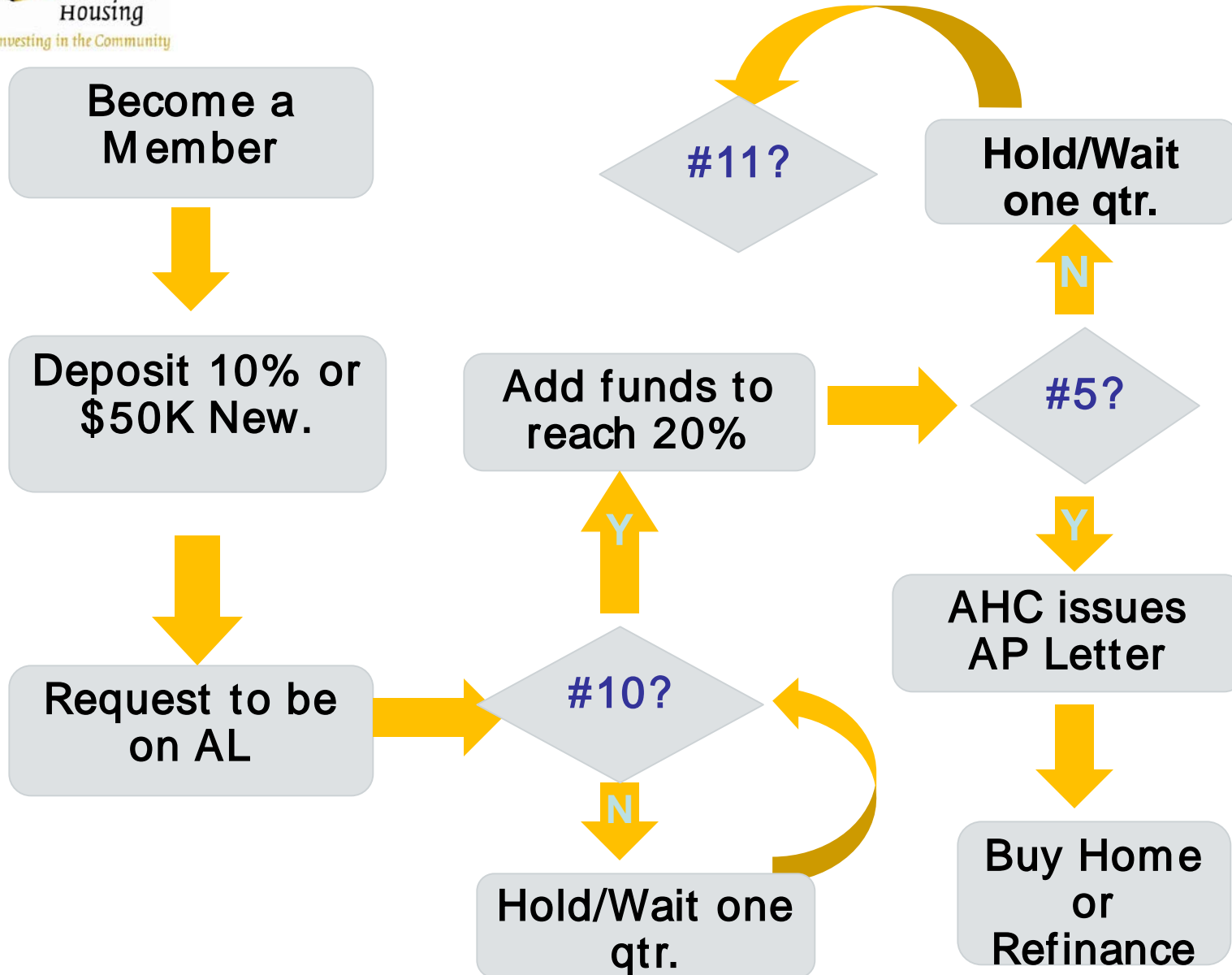
## Property in Shreveport, Louisiana



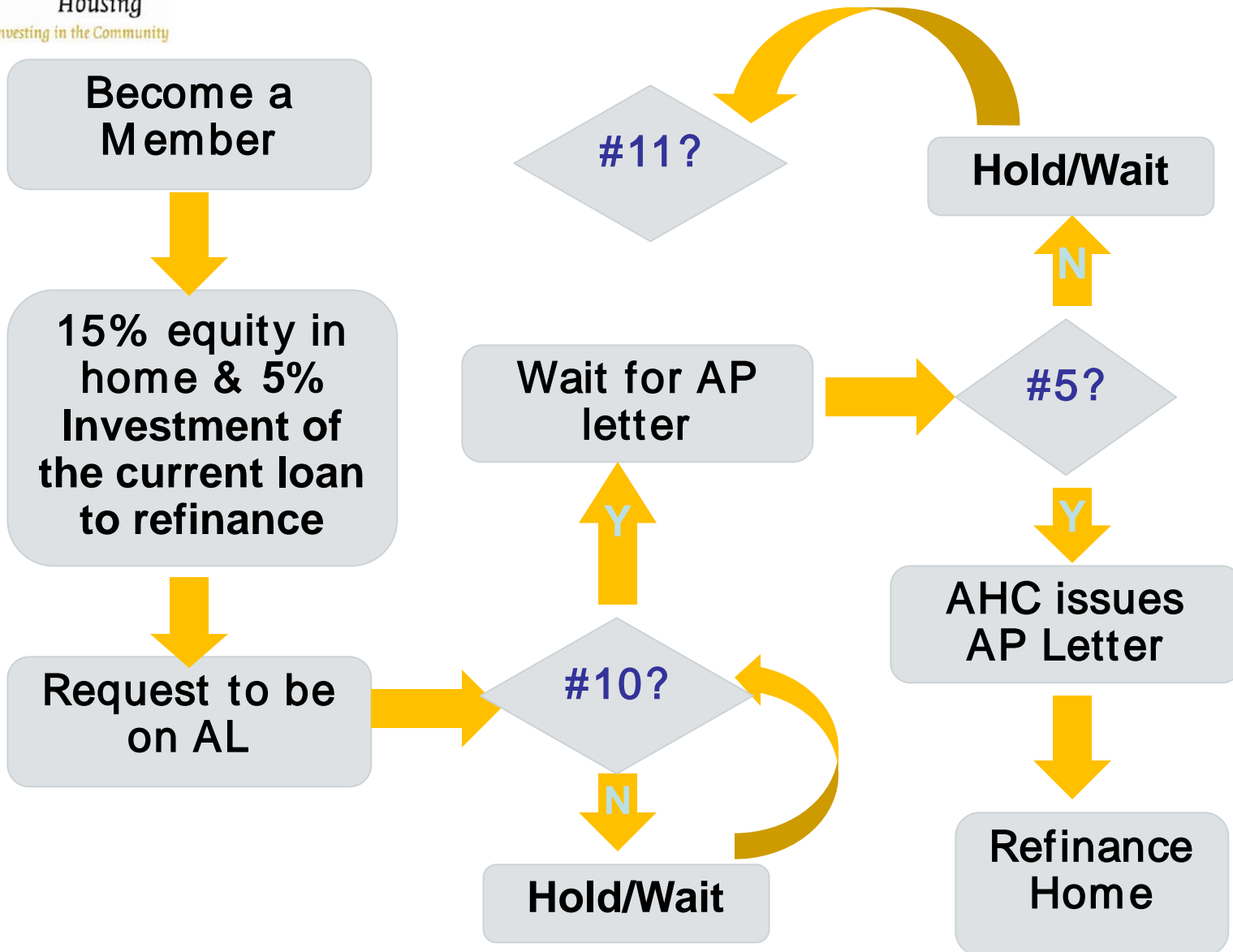




# Home Purchase Process with AHC



# Refinancing Process with AHC



# Buying Home with AHC- Paying off

