

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ



# AMEEN Housing Cooperative of CA

*Real Estate Investment Trust (REIT)*

Muhammad Waseemul Haq

يَا أَيُّهَا الَّذِينَ ءَامَنُوا لَا تَأْكُلُوا الرِّبَا أَضْعَافًا مُّضَاعَفَةً ۖ وَاتَّقُوا اللَّهَ لَعَلَّكُمْ تُفْلِحُونَ ۝ ١٣٠  
وَاتَّقُوا النَّارَ الَّتِي أُعِدَّتْ لِلْكَافِرِينَ ۝ ١٣١ وَأَطِيعُوا اللَّهَ وَالرَّسُولَ لَعَلَّكُمْ تُرْحَمُونَ ۝ ١٣٢

O believers! Do not consume interest, multiplying it many times over. And be mindful of Allah, so you may prosper.

Guard yourselves against the Fire prepared for the disbelievers.

Obey Allah and the Messenger, so you may be shown mercy.



**Certified by AMJA to  
be 100% Shari'ah  
compliant**



Founded in 1996

## Ameen Housing Cooperative

America's first Real Estate Investment Trust.



Helping community invest in real estate and in purchasing/ refinancing homes free of Riba

About us





Invest



Buy a Home



Refinance

About us

الحمد لله



27 years of Riba-Free Real Estate Investments.



108 quarters of sustained profitability.



\$154 Millions in assets.



200 + homes purchased.



# One

It is Halal.

AMJA Certified to be 100%

Shari'ah compliant



# Two

- Funds are **secured** by home equity
- High homeowner equity (> 20%)
- Titles are held by AHC and the member



# Three

Liquidity

- \$100K within 48 hours.



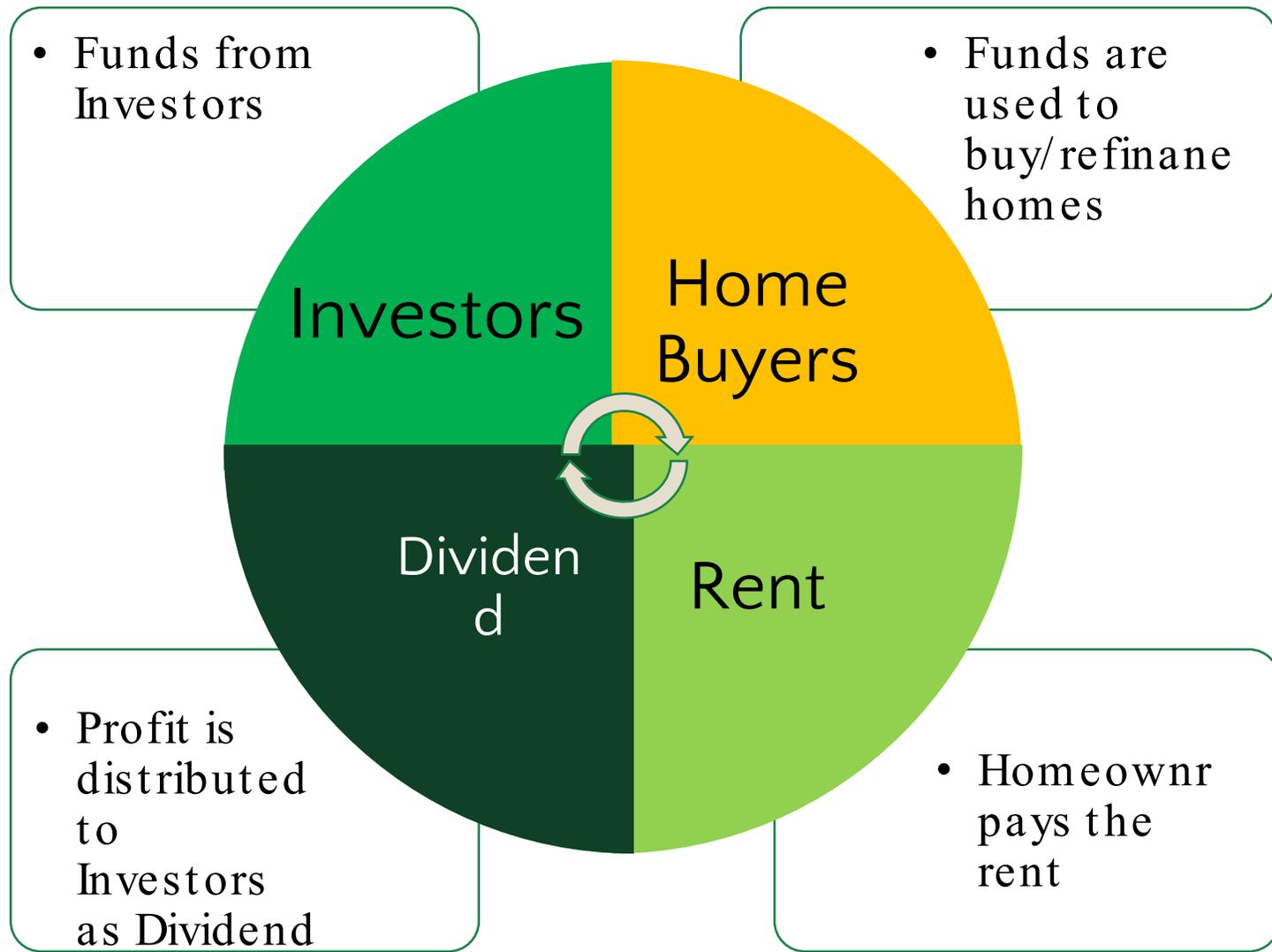
# Four

High and consistent ROI

27 years of high ROI

# Why Invest with Ameen Housing?



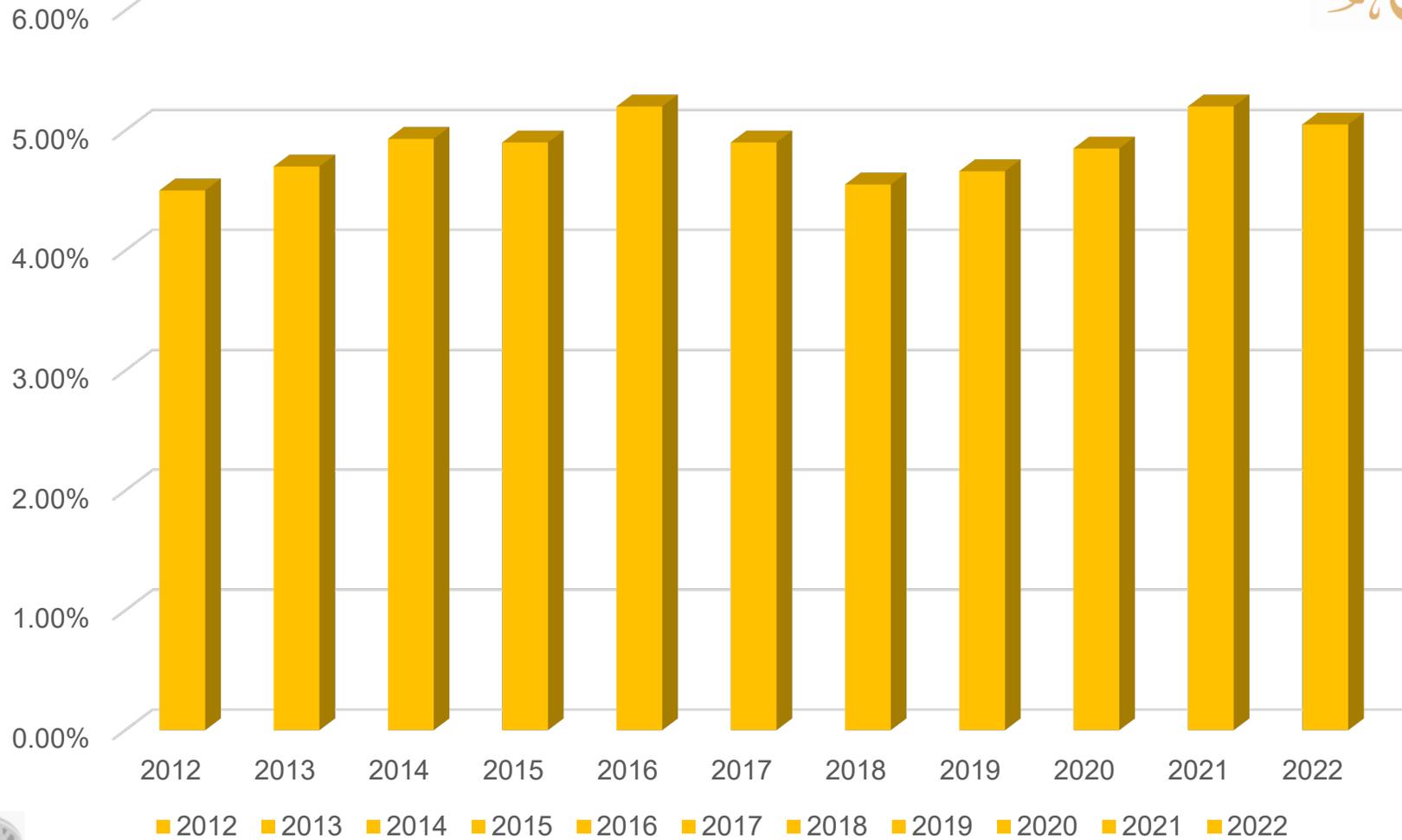


# How It Works!

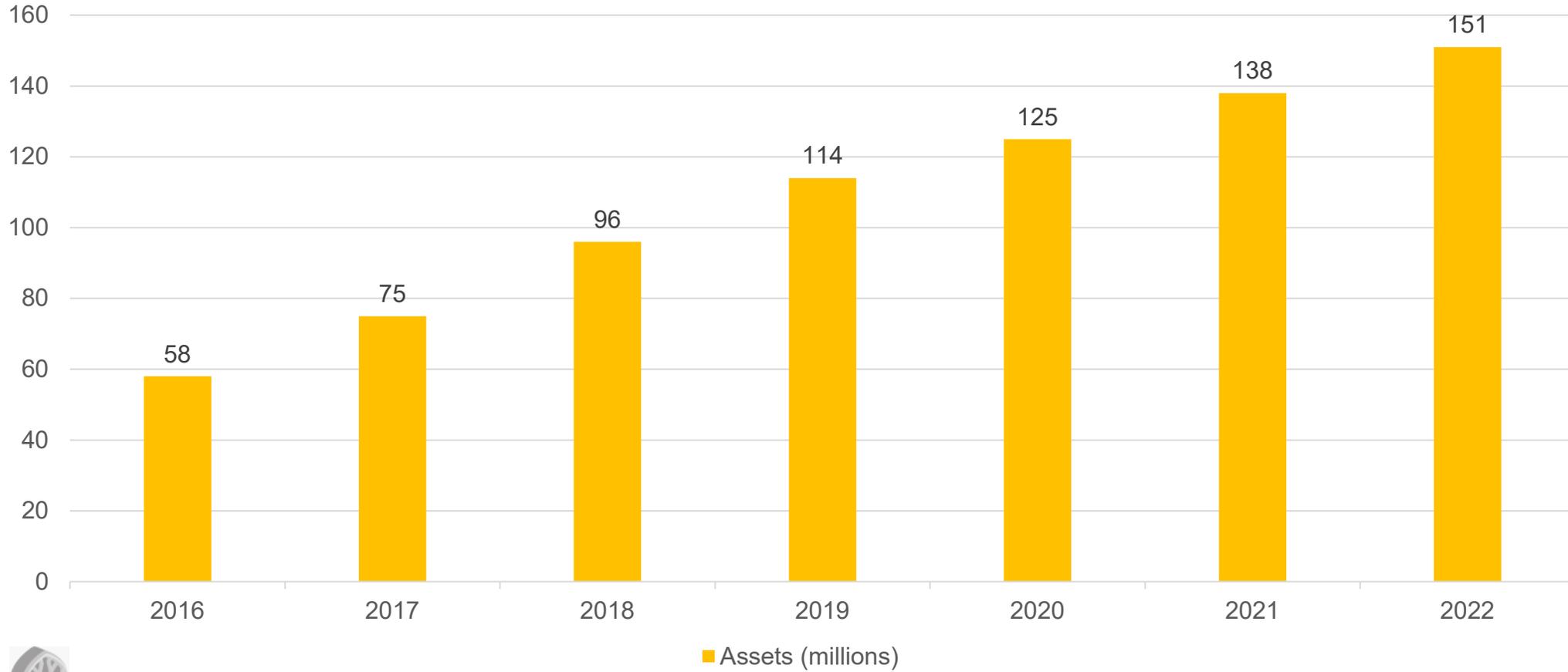


# Dividend

Dividend (%)



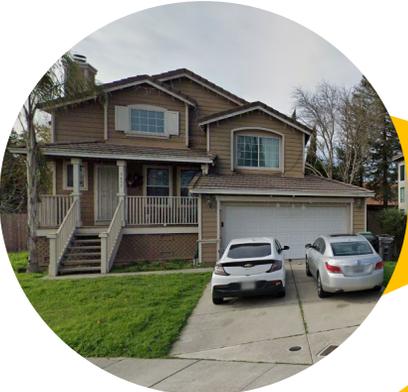
# AHC Assets



# Member Houses by Counties



# Properties Solely Owned by AHC





# One

Download a membership form:

[https://ameenhousing.com/documents/ahc\\_forms](https://ameenhousing.com/documents/ahc_forms)



# Two

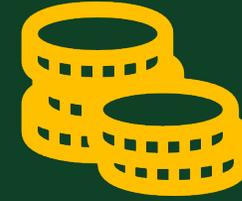
- Fill out the Membership form
- Attach investment check [must be more than \$200] + Add \$100 non-refundable membership fee



# Three

Gather Membership form + check + copy of Driver's License and mail them to Ameen Housing at:

2060 Walsh Ave, Suite 101 Santa Clara, CA 95050

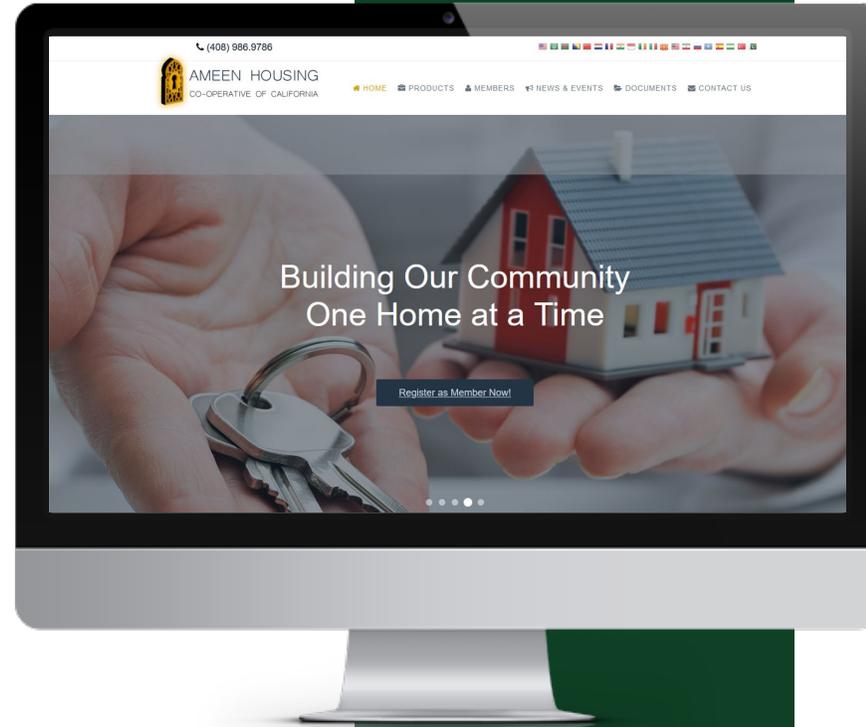


# How to get started?

## → Become an

# Investor

# *Buying a Home*



# One

Become a Member/Investor

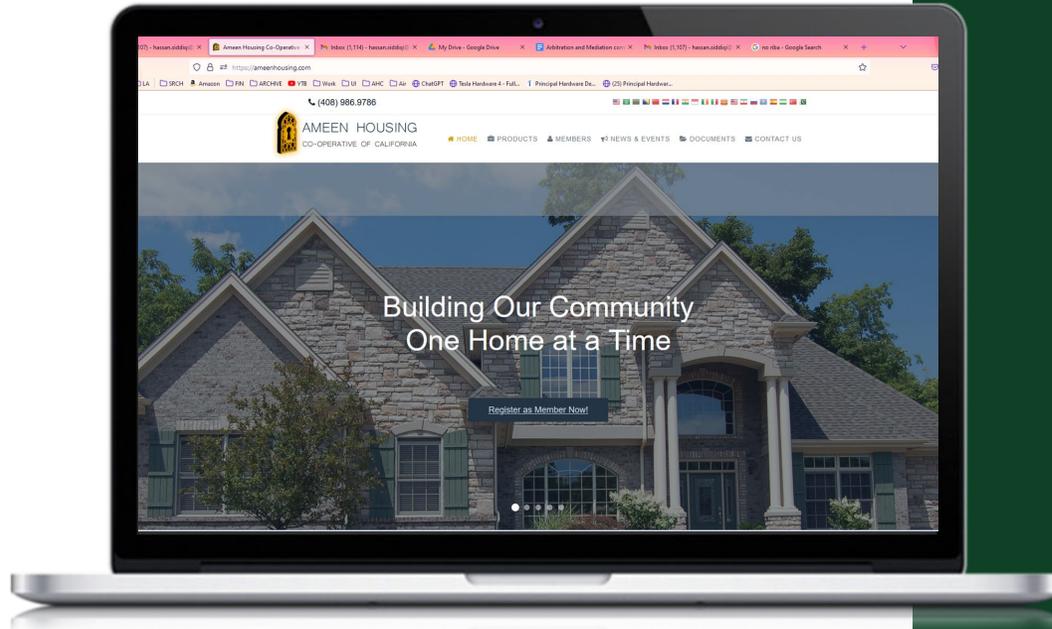


# Two

File a completed RFAL form. You **MUST** have \$50K or 10% of the required investment (whichever is less) in your AHC account

RFAL form can be downloaded from  
[https://ameenhousing.com/documents/ahc\\_forms](https://ameenhousing.com/documents/ahc_forms)

# Refinancing a Home



RFAL form can be downloaded from  
[https://ameenhousing.com/documents/ahc\\_forms](https://ameenhousing.com/documents/ahc_forms)



# One

Become a member/Investor



# Two

File a completed RFAL form. You MUST have:

1. A minimum of 5% of the required investment in your AHC account and 15% equity in the house OR
2. Minimum of 10% in your AHC account and 10% equity in the house being refinanced.

# Buying a Home An Example

Home Purchase Price = ~~1~~\$1,000,000  
AHC pays ~~800~~\$800,000  
Member pays ~~200~~\$200,000

1

- **Appraised Rent = \$070month**
  - Actual Rent = Appraised Rent – 7%  $\approx$  \$1000
  - Member share = \$200 goes to Member's equity
  - AHC share = \$800 (goes to Investors as ROI)

2

- **Remodeling = \$100,000 (Paid by the Member)**
  - \$100K added to equity (increases to 27.3%)
  - Rental appraisal is done to reflect the changes

3

- **Rent is appraised every year**
  - Minimum monthly payment = Rent + \$100 + Admin fee
  - AHC / HO ratio adjusted every month

4

- **Pay off- Member/Homeowner equity = 85%**
  - House price is appraised
  - Gain/ Loss is shared – 85% Homeowner, 15% Ameen Housing



# Our Board (Volunteers)

Name	Position
M. Waseemul Haq	President
Baha Shadid	Vice President
Takoua El Bejoui	Secretary
Asif ETV	Tresurer
M. Awadallah	Member at large



# Meet the office Team



Hassan Siddiqi  
Operations Manager  
(Volunteer)



Salma Aziz  
Sr. Operations and  
Home Closing Specialist



Ahmed Adel  
Sr.Account Specialist



جَزَاكَ اللهُ خَيْرًا



Thank  
you.

