

# Islamic Commercial Real Estate Financing



## LONG-TERM STABILITY AND GROWTH FOR THE MUSLIM COMMUNITY

Craft3's financing helps Islamic community organizations and Muslim-owned businesses buy property to stabilize and expand.

Our financing follows the widely accepted Islamic financing approach known as Musharakah. This allows entrepreneurs and community leaders to purchase and develop real estate using commercial financing that is consistent with their faith instead of requiring all-cash.

Craft3 is committed to removing barriers to accessing capital and opportunity. If you've previously considered purchasing real estate or would like to do so now, please reach out.

### FEATURES

- Finance up to \$5,000,000
- Entrepreneurs of color and nonprofit organizations primarily operated by people of color may qualify for lower rates and special terms
- Projections-based financing means we will consider your future situation and not just historical profitability
- Terms are typically 3 to 7 years, with longer amortizations possible in some cases

### CERTIFICATION

- Craft3's Islamic financing products have been developed under advisement and the certification of Mufti Muhammad Ibrahim Essa. Mufti Essa is a well-known Sharia Scholar in the field of Islamic Banking and Takaful.

### CONNECT

If you're interested in learning more about Craft3's Islamic Financing, please scan the QR code below or visit us at: [www.craft3.org/islamic-commercial-real-estate](http://www.craft3.org/islamic-commercial-real-estate)

We look forward to working with you!



### SUBSCRIBE

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## OUR ISLAMIC COMMERCIAL REAL ESTATE FINANCING RELIES ON:

### Partnership

In Musharakah, the parties purchase and own the commercial real estate in common through a special purpose entity.

### Shared Profit

Profits and losses are shared among the partners in proportion to their respective investments.

### Shared Risk

A main difference between this structure and traditional financing is the risk of ownership taken by Craft3.

### Asset-Backing

Musharakah financing must be asset backed.



### CUSTOMER STORY

## African Youth & Community Organization (AYCO)

Portland, Oregon

AYCO, a nonprofit that serves the East African immigrant and refugee community, wanted to purchase a building that would provide stability and let them grow. A conventional loan, however, was not consistent with Islamic law. Craft3's Musharakah financing let them purchase an 18,000 square foot building that has become the Dream Center.

