

# Shari'a-Compliant Commercial Real Estate Financing



## Expanding Access to Capital for Muslim Communities

Craft3's Shari'a-Compliant Real Estate Financing enables Islamic community organizations and Muslim-owned businesses to access capital without compromising their faith.

Our financing follows the widely-accepted Shari'a 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 \$4,000,000
- 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 Shari'a programs have been developed under advisement and the certification of Mufti Muhammad Ibrahim Essa. Mufti Essa is a well-known recognized Shari'a Scholar in the field of Islamic Banking and Takaful.

### CONNECT

If you're interested in learning more about Craft3's Shari'a-Compliant Financing, please contact:

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[www.craft3.org/business-loans/sharia-financing](http://www.craft3.org/business-loans/sharia-financing)



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## OUR SHARI'A-COMPLIANT 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 Shari'a-compliant Musharakah financing let them purchase an 18,000 square foot building that will become the Dream Center.

