



AL EHSAAAN

•HOUSING & HALAL INVESTMENTS•

# Agenda

- **Introduction to Al-Ehsaan Housing**
- **Halal Investments**
- **Home Buying and Pay Off Steps**
- **Q&A**



# AL EHSAAN

وَأَحَلَّ اللَّهُ الْبَيْعَ وَحَرَّمَ الرِّبَا

**... and Allah has permitted trading and  
forbidden usury (2; 275)**

**Allah(SWT) draws clear distinction between  
trade & interest**

# AL EHSAAN

**Al-Ehsaan Housing is a non-profit organization based on Islamic principal of Ehsaan.**

**The Objectives of Al-Ehsaan Housing are:**

- **To avoid Riba**
- **To provide an opportunity for "Halal Investment" and moral rewards (Hasanaat)**



# INVESTING WITH AL EHSAAN

- **Al-Ehsaan Housing is an interest free housing scheme**
- **Provides Halal investment opportunity to the Muslim community**
- **Al-Ehsaan Housing invests in owner occupied homes only**
- **Investments earn Halal profit and help community members to purchase homes without Riba**
- **The income is distributed as Halal Profit (dividends) quarterly**
- **Annually T4A slips will be issued for the earnings made on the investments**



# SECURITY OF INVESTMENT

**Al-Ehsaan Housing is a very safe financial organization to invest with:**

- **We only invest in Real Estate (one the safest investment)**
- **The title remains under the Al-Ehsaan Housing**
- **We ensure that Takaful (التكافل)/property-insurance is in place**

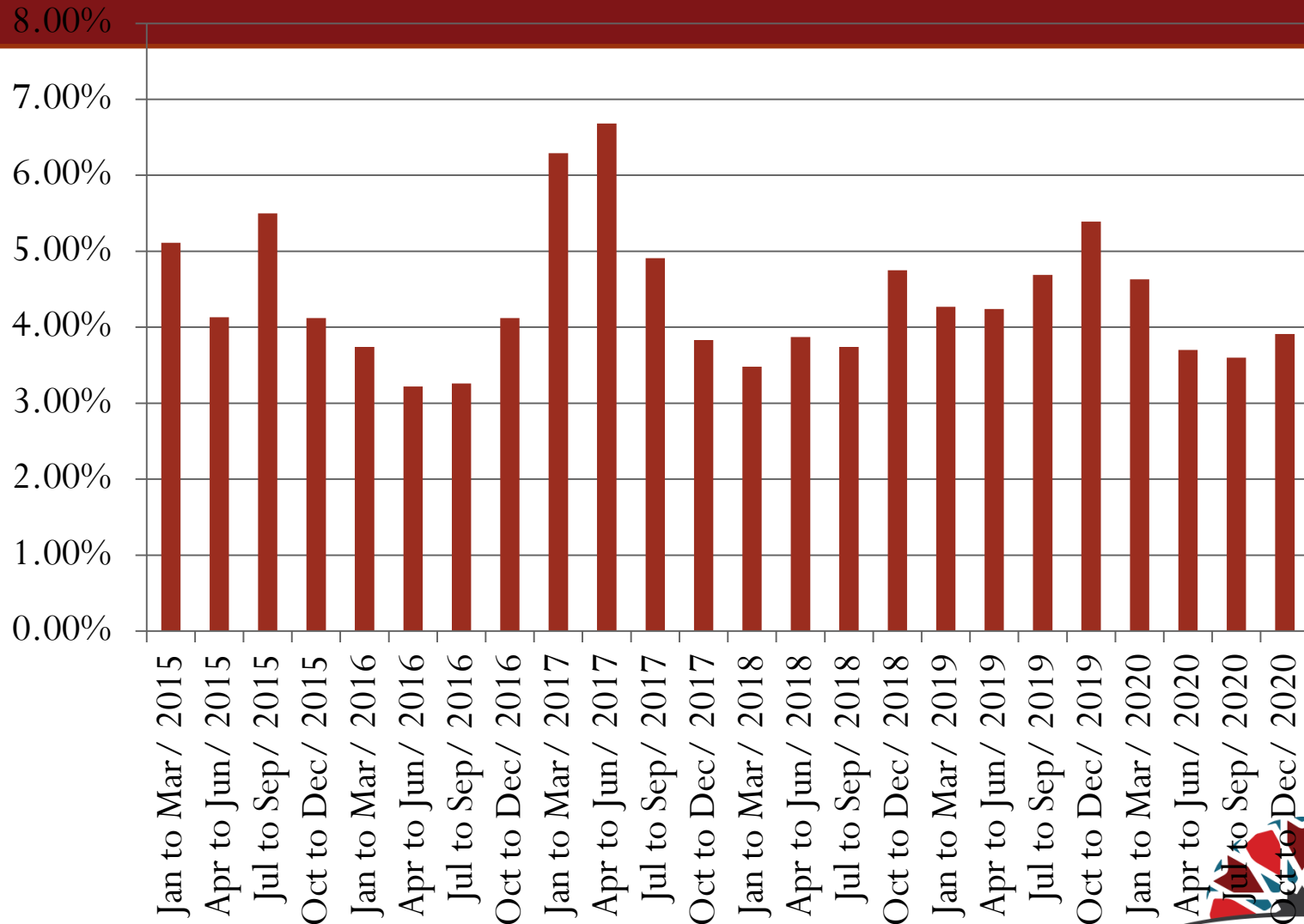


# WITHDRAWING INVESTMENTS

- **Investments are not locked**
- **Al-Ehsaan Housing pays up to \$10,000 within 48 hours after receiving “Withdraw Form”**
- **Two weeks notice for larger withdraws**



# LAST 6 YEARS RETURN RATES





# INVESTORS INTERESTED IN HOUSE BUYING PROCESS

- **Join the Active Waiting List**
- **Calculation of Points and Ranking**
- **Availability of Sufficient Funds**
- **Deposit Complete Down Payment (Min. 25% including investments)**
- **Investor selects the House and Al-Ehsaan buys**

# POINT CALCULATION METHOD

In order to be fair and transparent with all Al-Ehsaan Housing members, the following 4 factors will be used to calculate the points for any member to be put on Active Waiting List (AWL)

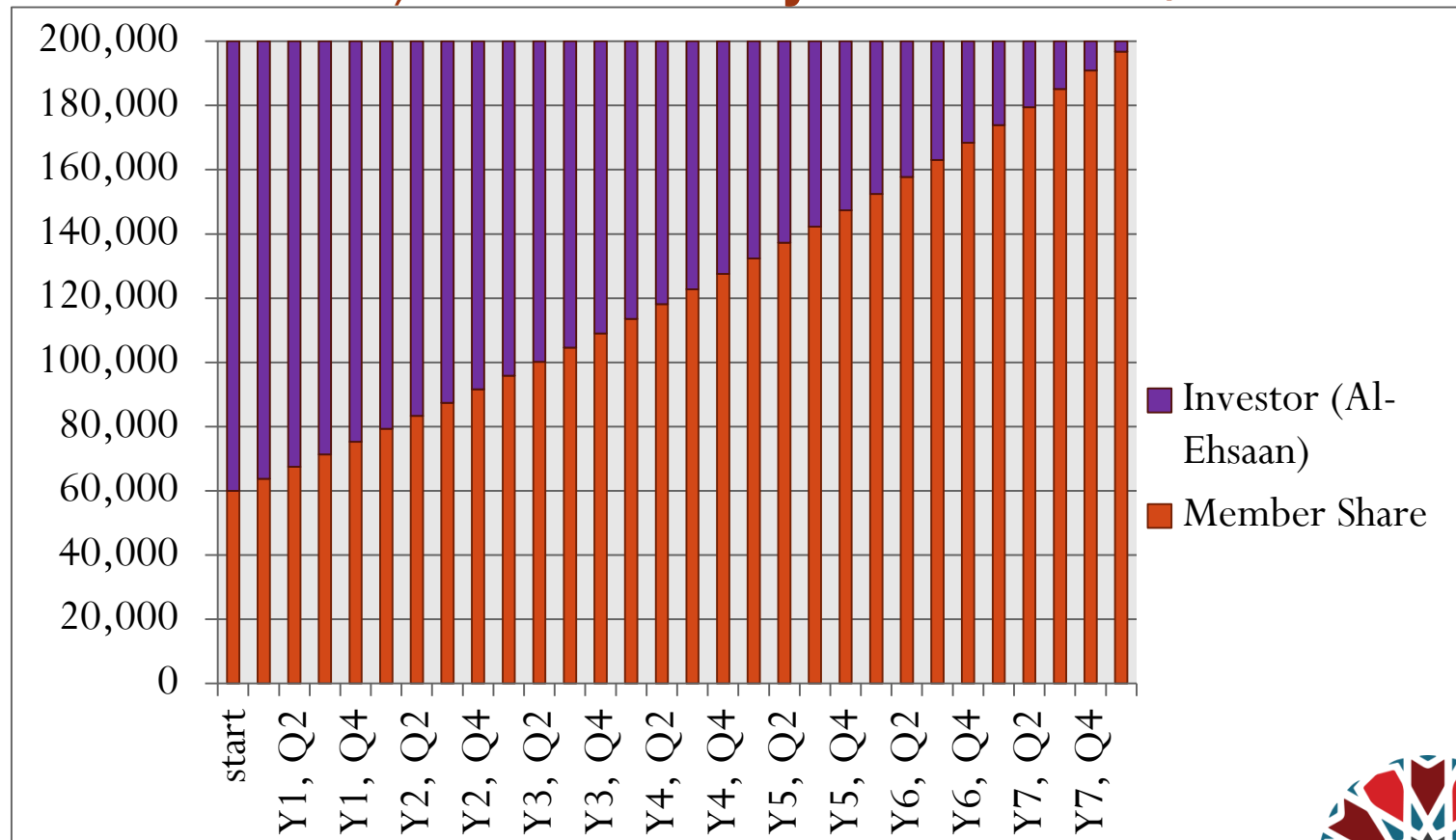
- ⦿ **1 point after each quarter**
- ⦿ **Commitment to have down payment (investment) percentage at time of purchase**
  - **1 point for 30% - 2 points for 35% - 3 points for 40% - so on 1 point for each additional 5%**
- ⦿ **For every \$10,000 investment, member gains 1 point**
- ⦿ **Complete pay off back time**
  - **1 point for paying off in 5 years – 2 points for paying off in 4 years – 3 points for paying off in 3 years**

# HOUSE PAY OFF PROCESS

- **Monthly Rent is appraised based on rents of similar property in similar area (reviewed annually)**
- **\$75 / month is the administration fee**
- **Member makes monthly payments ; part of the monthly installment is considered rent and rest goes towards the principal**
- **Regular day to day maintenance is homeowner's responsibility**
- **There is no penalty for early pay off (and no max period)**
- **Member keeps any gain/ loss**

# HOW IT WORKS

**House Price: 200,000 & Monthly Installment \$2000**



# BOARD MEMBERS

- **‘Board Member’ is a volunteer position with no monetary compensation**
- **A board member can serve for a maximum of three years and is elected by investors at AGM**
- **Board members serve staggered terms to balance continuity by replacing some at each AGM**

# AL EHSAAN

**Thank you for your attendance – Jazakum Allah**

## Q & A

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