

## Concept Note for the ABC Inc.

<b>Country</b>	<b>Columbus, Ohio, USA</b>
<b>Sponsor/Beneficiary</b>	<p><b>Name:</b> The beneficiary of the project is “ABC Inc.” (ABC), a non-profit organization incorporated under the laws of the State of Ohio with the primary objective of serving the growing Muslim population in Ohio.</p> <p><b>Status and Objectives:</b>                  ABC is a non-profit, tax-exempt organization formed in 2004 exclusively for educational, religious and social purposes. It was established to serve the growing Muslim community in Ohio. It is registered with the Internal Revenue Service under revenue code 501(c) (3). It is a multi-ethnic, multi-racial, multi-lingual, non-sectarian, diverse and open community committed to full and equal participation and involvement of men and women who are community members and who subscribe to accept ABC rules, regulations and procedures.</p> <p><b>Activities:</b></p> <ol style="list-style-type: none"> <li>1. To establish and maintain an Islamic Center, Library, School, Outreach, and Youth Activity Center.</li> <li>2. To contribute to the society at large through Outreach and Social Service.</li> <li>3. To bring the community together by providing services, via congregational prayers; and educational, spiritual and counselling services to the community through Sunday school, summer school, evening classes, after-school programs, and educational seminars.</li> </ol> <p><b>Financials:</b></p> <ul style="list-style-type: none"> <li>- Annual Operational Budget of Last Year: US\$ 1,000,000</li> <li>- Total income: US\$ 1,500,000</li> <li>- Main Sources: Donations</li> <li>- Total Expenditures US\$ 1,000,000</li> </ul>
<b>Project Location</b>	The real estate property / land is located at 123 Industrial Estate, ABC Drive, XYZ County, City 667678.
<b>Property status</b>	The property is in the name of ABC, which purchased the entire (approximately 40,000-m <sup>2</sup> ) plot of land in 2007. It is free from any liens.
<b>Project scope</b>	<p>Project: Construction</p> <p>Project Type: Commercial Offices</p> <p>Brief description of the proposed real estate property:</p>

	This project entails the construction of multiple mixed-use commercial office spaces. The total built-up area of the project is approximately 9,000 square meters.
<b>Project Objectives</b>	The objective of the Waqf is to generate regular and sustainable income to support ABC's activities serving the Muslim community of Ohio.
<b>Estimated project cost</b>	The estimated total cost of the mixed-use commercial centre is US\$ 15.0 million (including approximately US\$ 1 million value of land + US\$ 200,000 cash).
<b>Proposal of Financing</b>	<ul style="list-style-type: none"> <li>- Amount of financing expected to be raised by Sponsor: US\$ 5,000,000</li> <li>- Amount of financing requested from IsDB: US\$ 10,000,000.</li> </ul>
<b>Financial Justification</b>	The estimated annual rent to be generated from the project is: US\$ 1,500,000, which will be sufficient to pay the IsDB instalments.
<b>Other issues/ remarks</b>	- Building permit has been issued by the local authority.
<b>Legal Documents of NGOs</b>	<p>The following documents will be sent by email to <a href="mailto:apif@isdb.org">apif@isdb.org</a></p> <ul style="list-style-type: none"> <li>- Registration</li> <li>- Statues</li> <li>- Structure of its board</li> </ul>
<b>Contact Information</b>	<ul style="list-style-type: none"> <li>- Name: Mr. XYZ</li> <li>- Email: xyz@gmail.com</li> <li>- Phone Number: +1 xxx xxx xxx</li> <li>- Fax: +1 xxx xxx xxx</li> <li>- Website (If any): www.abc.com</li> </ul>