



The Greater Miami
Fuller Center
for Housing

Building on Higher Ground

*Creating Housing &
Community
Development
through shared
investing*



Creating a Path to Homeownership

- Largest source of household wealth in the U.S
- Help families build assets
- Ability to borrow against the equity in the home
- Brings stability to families, vitality to distressed communities and provides economic growth



Current Housing Challenges in Residential real estate in Miami-Dade

- 60.5% of total closed sales in March were all cash transactions- Almost double the national average of 33%
- Hedge funds, private –equity groups, institutional investors and foreign investors have become the dominant buyers
- Traditional mortgage financing is often difficult to obtain

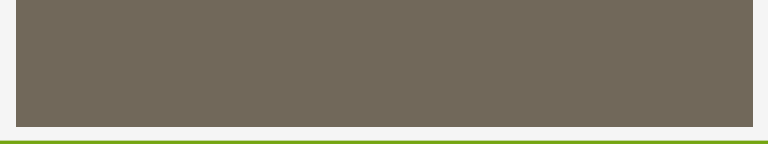


Example Investment

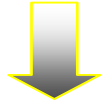


Example Investment





The Fuller Center receives \$\$\$\$ from an investor




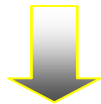
The Fuller Center purchases a property through auction up to the amount of the investment or rehabs a donated property



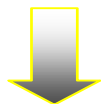
Investor is paid back 20%-25% within first 5 years



Property is resold to family at a 30%- 45% gain  *(To Build Fuller Center reserves)*



After 5 years family pays The Fuller Center with equal no interest Payments until home is paid off



FAMILY IS NOW A HOMEOWNER



HOW IT WORKS – THE NUMBERS

Investor

$\$40,000 * .20 = \$8,000$ (ROI)
($\$40,000 + \$8,000 = \$48,000$)

The Fuller Center

$\$58,000$ resale amount
($\$40,000 * .45 = \$18,000$)

Total Cost of Home

Repayment

$\$48,000 / 60$ payments over 5 years
Total of $\$800.00$ a month

Repayment

Over 10 years = $\$483.33$
Over 15 years = $\$322.22$

$\$48,000 + \$58,000 =$ **$\$106,000$**

YOU are the key to our success!



- **Receive donated vacant properties and restore them as decent homes for families to reoccupy**
- **Shared Lending pools**
- **Financial donations and private contributions**
- **Small business/church/corporate/
individual sponsorships**



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