Greater Miami

Creating Housing & Community Development through shared investing

The Fuller Center for Housing

Building on Higher Ground
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

<table>
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<tr>
<th>Investor</th>
<th>Repayment</th>
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| $40,000 * .20 = $8,000 (ROI)  
($40,000 + $8,000 = $48,000) | $48,000/ 60 payments over 5 years  
Total of $800.00 a month |

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| $58,000 resale amount  
($40,000 * .45 = $18,000) | Over 10 years= $483.33  
Over 15 years= $322.22 |

Total Cost of Home  
$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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