



REIT+ Musharakah

Hypothetical Project: Model 5A

Mixed-Use Multifamily REIT

Parties & Roles

Investors (Unit Holders)

- ✓ Contribute pooled equity (80% ownership).
- ✓ Receive REIT units representing direct ownership in the real estate portfolio.
- ✓ Earn halal monthly/quarterly dividend distributions.

HalalVest Real Estate (20% Partner)

- ✓ Acquires properties at deep discounts using established networks.
- ✓ Oversees renovation, compliance, and stabilization.
- ✓ Coordinates with local property managers.
- ✓ Provides Shariah supervision, auditing, and reporting.

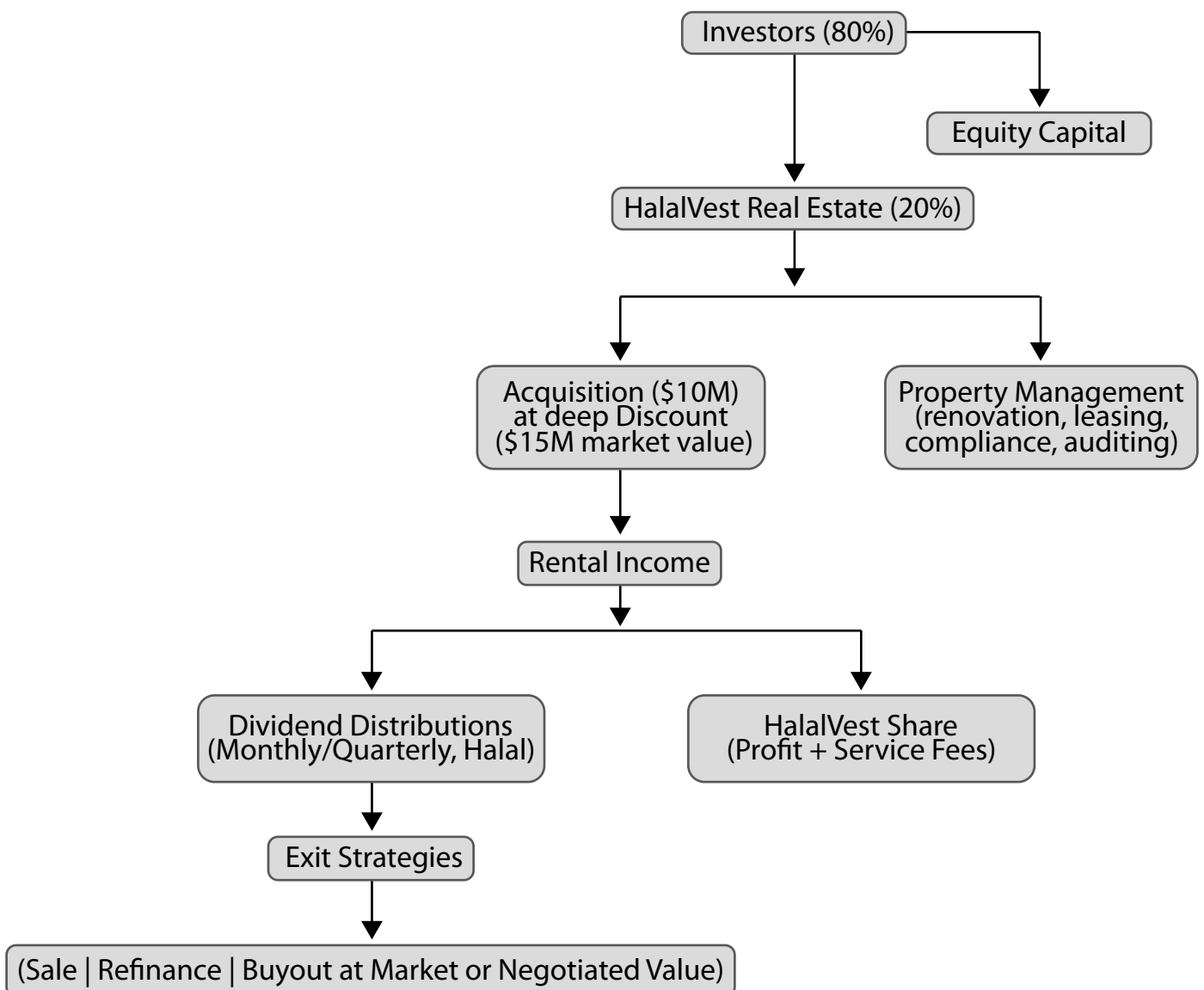
Structure & Operations

- ✓ Property Value: As Is value \$13M, \$15M upon renovation.
- ✓ Acquisition Price: \$10M including renovation ((deep discount secured by HalalVest network).
- ✓ Equity Allocation:
 - Investors: 80%
 - HalalVest: 20%
- ✓ Income Flow:
 - Rental income collected from tenants (screened for Shariah compliance).
 - Monthly/quarterly halal dividends distributed to investors.
 - HalalVest earns profit in proportion to its equity share + management service fees (transparent & pre-agreed).
- ✓ Exit Options:
 - Sale of the property at market value.
 - Refinancing (Shariah-compliant only).
 - Buyout at mutually agreed or market price. (transparent & pre-agreed).

Shariah Compliance

- ✓ Musharakah Equity Model – shared risk and profit according to ownership.
- ✓ AAOIFI Standard No. 14 & 21 – asset-backed REIT, halal income only.
- ✓ Tenant Screening – no haram activities (liquor, gambling, riba-based banks).
Any incidental income purified through charity.
- ✓ Transparent Profit Allocation – dividends from real rental income & capital gains only.
- ✓ Shariah Audit & Oversight – ongoing monitoring and annual review.

Capital Flow – Mixed-Use Multifamily REIT





References

- ✓ AAOIFI Shariah Standard No. 14 (Musharakah)
- ✓ AAOIFI Shariah Standard No. 21 (Financial Papers/REITs)
- ✓ OIC Fiqh Academy Resolution 65/1/7 – REITs permissible if assets/income comply with Shariah.
- ✓ Classical Scholars (Ibn Taymiyyah, Ibn al-Qayyim): Validity of joint partnerships in trade & assets with fair risk-sharing.

Conclusion

The HalalVest Mixed-Use Multifamily REIT provides investors with stable halal dividends, transparent equity participation, and compliant exit strategies — all under professional Shariah supervision.