



**Masjid Ar-Rahman
Young Muslim
Community Center**





ENHANCING COMMUNITY WELL-BEING AND GROWTH

Young Muslim Community Center “YMCC”

Comprehensive Religious Services:

We offer regular prayer services, Islamic educational programs, and spiritual guidance to support the faith and growth of our community members.

Diverse and Inclusive Community Hub:

Our center serves as a welcoming space for Muslims of all backgrounds, fostering unity and understanding among the diverse Muslim population in NYC.

Engagement and Outreach:

Actively involved in interfaith dialogue, social justice initiatives, and community service, our center strives to positively impact both the Muslim and broader NYC communities.



Ar-Rahman Foundation

Ar-Rahman Foundation Inc was founded in June 1992, under the NotFor-Profit Corporation Laws of the State of New York but has organized congregational Jumuah prayers privately since the late 80's.

It continued to hold such congregational Jumuah prayers from various rented facilities until 2000, when it was able to purchase the premises located at 13 & 15 West 29th Street, New York, NY.

Currently, it is forced to do three Jumuah congregational prayer services for over 2,000 people. The current facilities are not enough to accommodate its congregation, and people end up praying on the sidewalks outside the masjid.

The foundation actively started looking for an alternate venue to move to, so it could accommodate the people in a single congregation for Jumuah.

The foundation has found this opportunity at 229 West 36th Street and has developed the YMCC to continue its mission to serve its community.



Comprehensive Religious Services

Space for Prayer:

An Islamic prayer space is essential for spiritual growth, community bonding, and maintaining daily religious practices. It provides a peaceful, dedicated environment for worship and reflection.

Space for Learning:

A mosque as a place of learning offers educational programs, Quranic studies, and lectures. It nurtures spiritual growth, fosters knowledge, and strengthens the community's understanding of Islamic teachings.

Islamic Experience:

Enhance the Islamic experience with diverse activities including cultural events, youth programs, interfaith dialogues, and community service. These activities foster unity, personal growth, and broader understanding in a space we can be proud of.

Community Hub

Hallal Food Court:

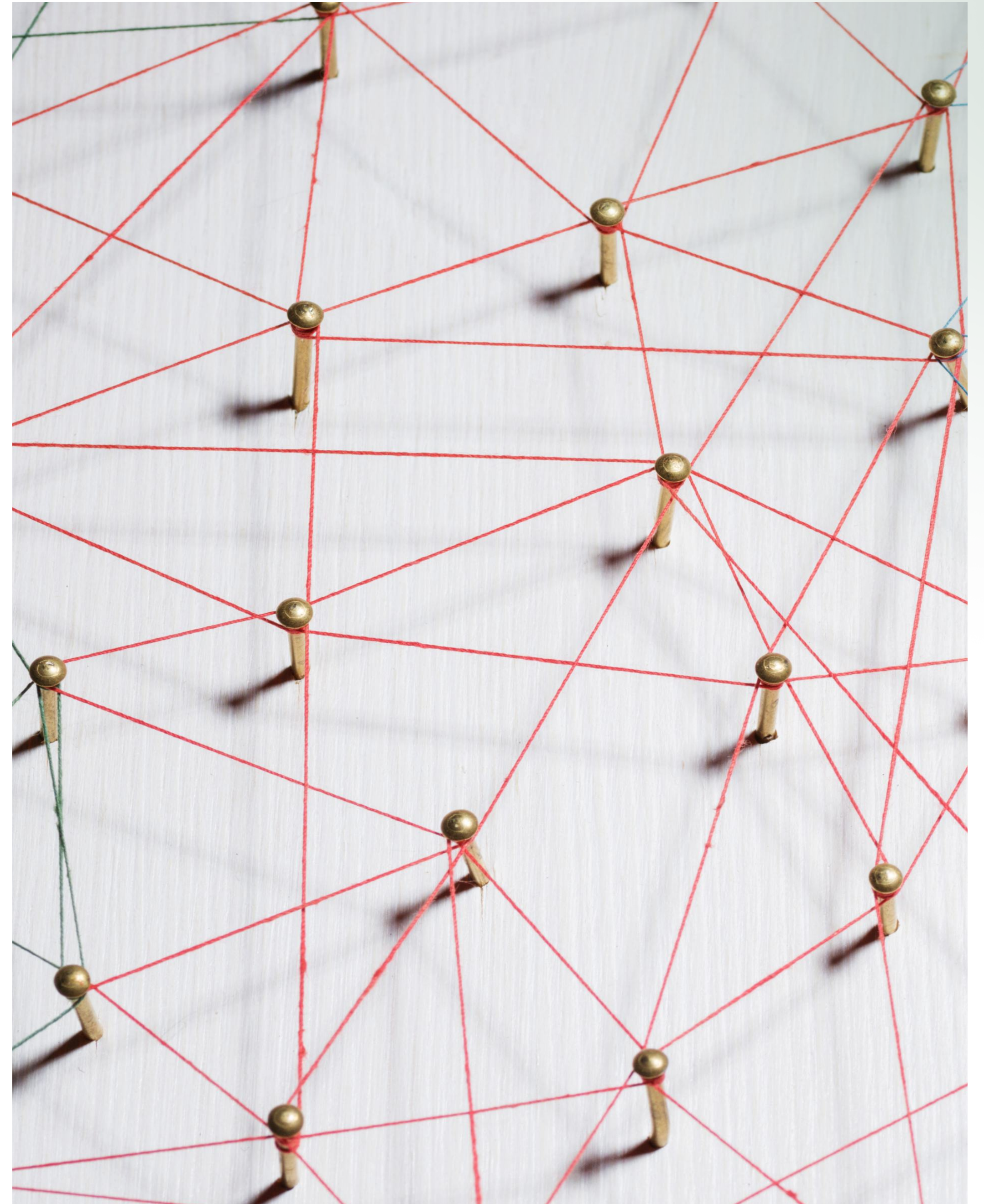
Discover a vibrant Halal food court featuring a diverse array of authentic cuisines from around the world. Enjoy delicious, highquality dishes in a welcoming atmosphere, perfect for family gatherings and social outings.

Dorms/Hostel:

Comfortable and affordable living at our dorm/hostel, designed for Muslim students and travelers. Enjoy modern amenities, communal spaces, and a friendly atmosphere that fosters connection and community.

Office Incubator:

Our office incubator offers startups and entrepreneurs a dynamic workspace with modern amenities, mentorship, and networking opportunities to foster innovation and growth in a collaborative, supportive environment to develop our community's future talent.



Engagement and Outreach

Interfaith Dialogue and Collaboration:

Facilitate respectful exchanges with diverse faith groups to promote mutual understanding and build strong, inclusive community relationships.

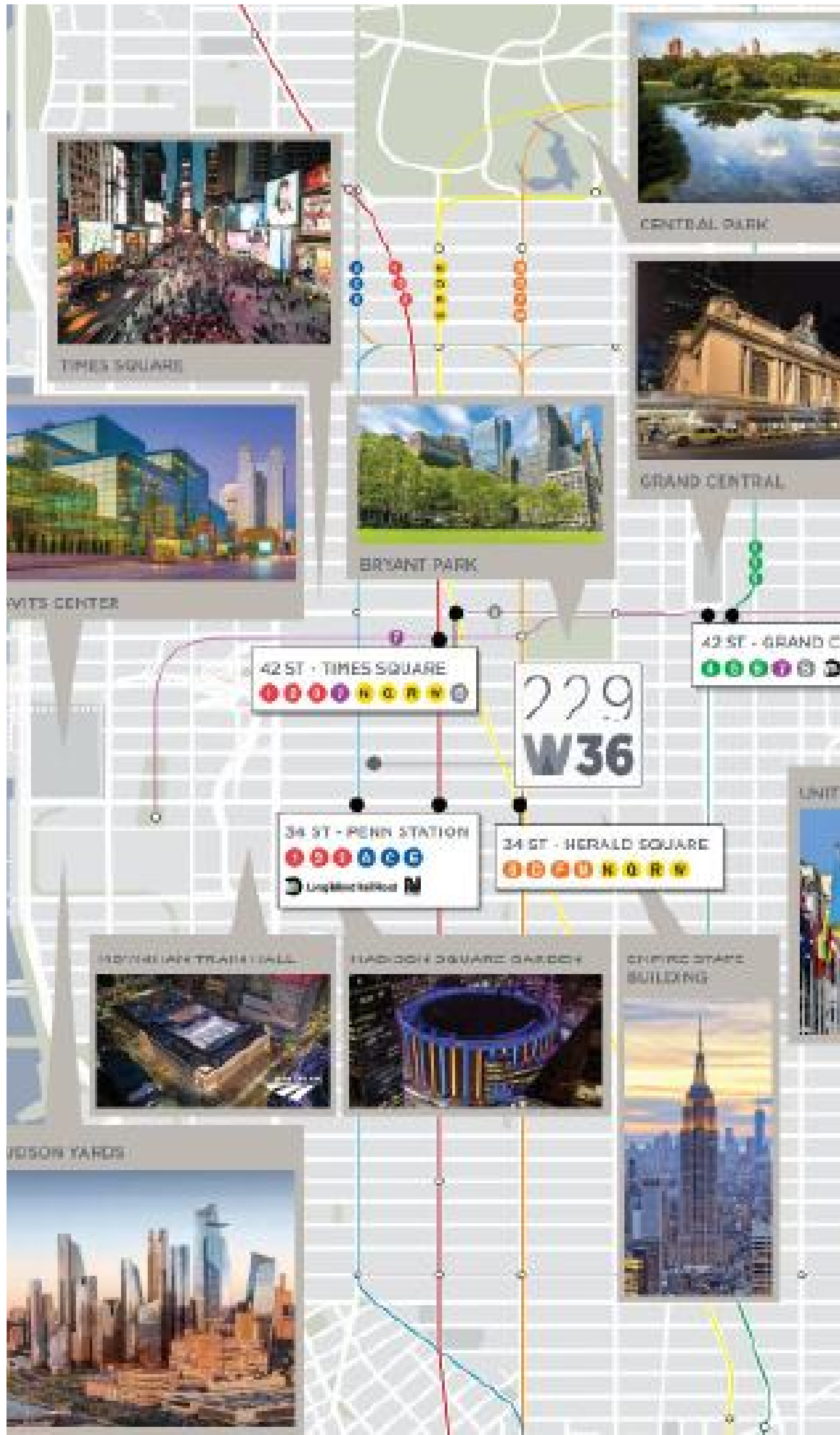
Community Service Projects:

Engage in local service initiatives to address social needs, uplift underserved populations, and drive meaningful, positive change in the community.

Educational Workshops and Public Events:

Provide informative programs on Islamic values and cultural heritage to educate and engage the public, fostering greater awareness and connection.





Unmatched Connectivity

Penn Station

The busiest train station in the US with 600,000 daily commuters, the station provides access to Amtrak, LIRR, New Jersey Transit, and the A/C/E/1/2/3 subway lines.

Port Authority Bus Terminal

The primary gateway for interstate buses into Manhattan and is the largest in the United States.

34th Street — Herald Square/Empire State Building

One of the world's busiest retail hubs and attractions, over 15M visitors per year are expected in the area.

Bryant Park

One of the world's busiest public spaces with over 12M visitors per year enjoy over 1,000 free events which change throughout the year.

Hudson Yards

The largest private real estate development in US history. Boasting the premier new office residential and retail spaces in New York City.



Project Plan

In-Place 3rd Party Income:

In-place office leases provide \$2.4M in annual revenue. As a Non-Profit, real estate taxes are largely abated and provide positive Net Operating Income from Day 1

Current Interest In Office Condo Purchases:

Sales assumed for the 7th floor already have interested parties to purchase the 7th floor.

Profitable Operations:

Operating partnerships with professional operators for the Food Court, Office Incubator, and Dorms/Hostel will provide positive operating income without the burden of taxation to allow funding sources to be repaid expeditiously.

SOURCES & USES	4 year	2024
Sources		
Opening Balance	\$ -	\$ -
Net Operating Income	\$ 11,622,631	\$ 472,173
Sale (7th & 12th Floor)	\$ 5,000,000	\$ -
Debt	\$ 20,000,000	\$ 20,000,000
Equity Investment	\$ 18,000,000	\$ 18,000,000
Total Sources	\$ 54,622,631	\$ 38,472,173
Uses		
Acquisition	\$ 35,000,000	\$ 35,000,000
Construction	\$ 6,229,278	\$ 417,161
Debt repayment	\$ 5,086,494	\$ 769,730
Pref Equity Payments	\$ 4,143,750	\$ 318,750
Cash Closing Balance	\$ 4,163,110	\$ 1,966,532
Total Uses	\$ 54,622,631	\$ 38,472,173



Reach out to our team for more information
and to discuss how you can contribute.

We Need Your Help

\$15.5M Investment Needed

The foundation will contribute \$3M that has been raised from the local congregation towards the project. The foundation is currently seeking \$15.5M required to execute the project.

8.5% Dividend

Investors will be provided with an 8.5% dividend on the invested funds, the investment will be required to be in the form of a Promissory Note as the foundation is a Non-Profit and will not be able to offer equity interest in the project.

5% Exit Bonus

Investors will be provided with a 5% bonus based on invested funds upon repayment of the investment. It is anticipated that the Project will be able to return all the invested capital and the Bonus within 5 years.



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