

# AT&T Facility Property Overview

Sales Price: \$3,500,000 (\$8.32/SF)

Municipality: City of Birmingham

Year Built: 1983

Building Size: 420,460 sq.ft (17 times the HCIC Facility)

Floorplates:

1st Floor ±130,201 RSF

2nd Floor ±139,583 RSF

3rd Floor ±150,676 RSF

Zoning: Q-C2 (Qualified General Commercial District)

Acreage: 5.218 Acres

Future Plan:

One Floor for the community including musallah, Islamic School, Dawa Center, Convention/Conference hall, Youth activities

Other 2 floors for the potential businesses including rental storage, retail stores, law, medical and other professional offices, restaurants etc.

Income generated from the businesses in 2 floors will pay for the operational expenses of the facility so that future Fundraising only focuses on dawa and spiritual projects.

Finances:

Urgently needed: \$3.5 million to acquire the facility along with

Emergency fund: \$6.5 million to replace/repair major mechanical equipment (e.g., HVAC systems etc.)

Note:

BIS has committed about \$3 million to the HCIC Expansion Project, while IAA is planning about allocating \$6-7 million for the purchase of a new school facility. As a result, the expenses associated with the AT&T facility are justifiable, especially considering the added advantage of becoming the largest Islamic center in North America and potentially eliminating the need for future fundraising for expansions and parking lots.