



# Norristown Islamic Society

501(c)(3) Organization

## Acquisition and Maintenance of a New Masjid Building in Norristown



**1**

Agreement  
of Sale

**2**

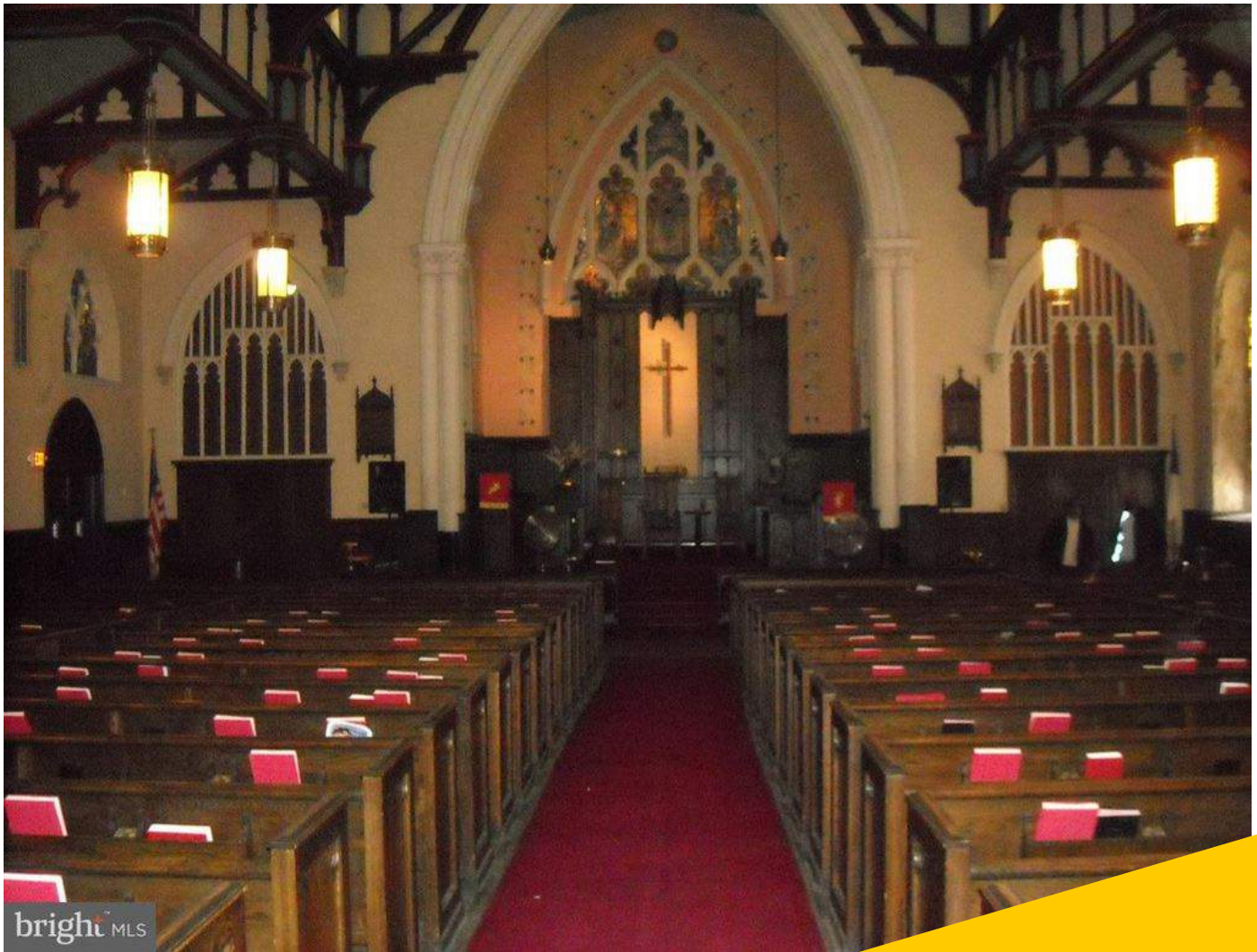
Property  
Pictures

**3**

Funds  
Breakdown

**4**

Payment  
Methods



## **Assalamu Alaikum wa Rahmatu Allahi wa Barakatuh,**

It is with the permission of Allah (SWT) that the Norristown Islamic Society has been able to sign the Agreement of Sale to purchase the church on 5 W Elm St in Norristown. This is the perfect place for our community that we have been waiting for. It is 17,000 SF, has a big parking lot, and already has religious zoning. With the grace of Allah (SWT), our community has outgrown our current Masjid necessitating a larger space.

***The acquisition cost is \$225,000, maintenance and repairs are expected to cost \$100,000. We are in need of \$250,000 to complete this purchase and perform the necessary upgrades***

We are appealing to our neighboring Muslim communities to help us make this transition a reality Insha Allah. As we all know, the strength of one community adds to the strength of the whole Muslim community.

***“The example of the believers in their love, mercy, and sympathy towards one another is like the example of the body, when one organ aches, the rest of the body aches with sleeplessness and fever”***

- Prophet (PBUH)

The funds need to be available by June 15, 2019 to support the closing by the end of June and renovations right after.



**Enclosed please find the following:**

- *Excerpts from the Agreement of Sale*
- *Pictures of the church being acquired*
- *Breakdown of the needed funds*
- *Payment information*

May Allah (SWT) reward you for your generosity and guide us all to do what is most pleasing to Him

**Dr. Nizar Yaghi**  
**Chairman of the Board**  
**Norristown Islamic Society**

# 1- Excerpts From Agreement of Sale

## Property Address

DocuSign Envelope ID: C07F8541-693D-451F-87CE-2C4107D37F70

**STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE**  
This form is recommended and approved for use by the members of the Pennsylvania Association of Realtors (PAR).

<b>PARTIES</b>	
BUYER(S): NORRISTOWN ISLAMIC SOCIETY	SELLER(S): CHRISTIAN BYWK OUTREACH CH INC
BUYER'S MAILING ADDRESS: 518 GREEN ST, NORRISTOWN, PA 19401	SELLER'S MAILING ADDRESS: 1001 BRIDE ST, NORRISTOWN, PA 19401

<b>PROPERTY</b>	
ADDRESS (including postal city) 5 W ELM ST AND 1024 POWELL STREET, NORRISTOWN	ZIP 19401
in the municipality of NORRISTOWN BORO, County of MONTGOMERY	
in the School District of NORRISTOWN AREA, in the Commonwealth of Pennsylvania	
Tax ID No(s): 13-00-10532-09-3 AND 13-00-30840-09-8	
Identification (e.g., Parcel #, Lot, Block, Dead End, Hook, Page, Recording Date):	

No Business Relationship with PA Licensed Broker (Buyer is not represented by a broker)

Broker (Company) BHES Fox & Roach, Realtors Licensee(s) (Name) ROBIN YOUNG

Company License # RE661717C State License # RE214120  
Company Address 824 MAIN ST, SPRING BRIDGE, PA 19082 Direct Phone(s) (267) 575-9580  
Company Phone (267) 575-9580 Cell Phone(s) (267) 575-9580  
Email robin.young@foxroach.com

**PROPERTY**  
ADDRESS (including postal city) **5 W ELM ST AND 1024 POWELL STREET, NORRISTOWN**  
**ZIP 19401**

## Acquisition Cost

Company License # RE661717C State License # RE214120  
Company Address 824 MAIN ST, COLLEGEVILLE, PA 19342 Direct Phone(s) (484) 744-9799  
Company Phone (484) 744-9799 Cell Phone(s) (484) 744-9799  
Email bob@foxroach.com

DocuSign Envelope ID: C07F8541-693D-451F-87CE-2C4107D37F70

1. By this Agreement, dated April 27, 2019, Seller hereby agrees to sell and convey to Buyer, who agrees to purchase, the identified Property.

2. **PURCHASE PRICE AND DEPOSITS (4-14)**

(A) Purchase Price \$225,000.00

( Two Hundred Twenty-Five Thousand

U.S. Dollars), to be paid by Buyer as follows:

1. Initial Deposit, within \_\_\_\_\_ days (if not specified) of Execution Date, \$ 22,500.00

2. Additional Deposit, within \_\_\_\_\_ days of the Execution Date: \$ \_\_\_\_\_

2. **PURCHASE PRICE AND DEPOSITS (4-14)**  
(A) Purchase Price \$225,000.00  
( Two Hundred Twenty-Five Thousand

## Closing Date

26. (A) Settlement Date is \_\_\_\_\_ June 27, 2019 \_\_\_\_\_ or before if Buyer and Seller agree.

27. (B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise.

28. (C) At time of settlement, the following will be provided on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes, rents, interest on mortgage assumption, condominium fees and homeowners association fees, water and/or sewer fees, together with any other financial services fees. All charges will be provided for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here.

29. (D) For purposes of providing real estate taxes, the period covered is as follows:

30. 1. Municipal tax bills for all counties and municipalities in Pennsylvania for the period from January 1 to December 31.

31. 2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts for the period from January 1 to December 31.

32. 3. School tax bills for all other school districts for the period from July 1 to June 30.

33. (E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here.

34. (F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here:

35. (G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debt, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is to be delivered with existing keys and possession to a leasehold interest in the Property, in which case possession is to be delivered by deed, existing keys and management of existing leases for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new lease, nor extend existing leases, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

23. Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

24. approved by mortgage lender.

25. **4. SETTLEMENT AND POSSESSION (4-14)**

26. (A) Settlement Date is \_\_\_\_\_ June 27, 2019 \_\_\_\_\_ or before if Buyer and Seller agree.

23. Buyer's costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

24. approved by mortgage lender.

25. **4. SETTLEMENT AND POSSESSION (4-14)**

26. (A) Settlement Date is **June 27, 2019** or before if Buyer and Seller agree.

## 2- Pictures of Property Being Acquired



### 3- Breakdown of the Needed Funds

**\$ 225,000**

Acquisition cost

**\$ 25,000**

Closing costs  
(permits, fees,  
title, etc)

**\$ (100,000)**

Available funds

**\$ 100,000**

Repairs,  
upgrades, and  
maintenance



**TOTAL  
NEEDED  
FUNDS**

**\$ 250,000**

## 4- Payment Information

### Bank Details

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**Account Name:** Norristown  
Islamic Society

**Account No:** 1000753747

**Routing No:** 031908485

**Bank Name:** Bryn Mawr Trust

### Masjid Paypal Account (Norristown Islamic Society)

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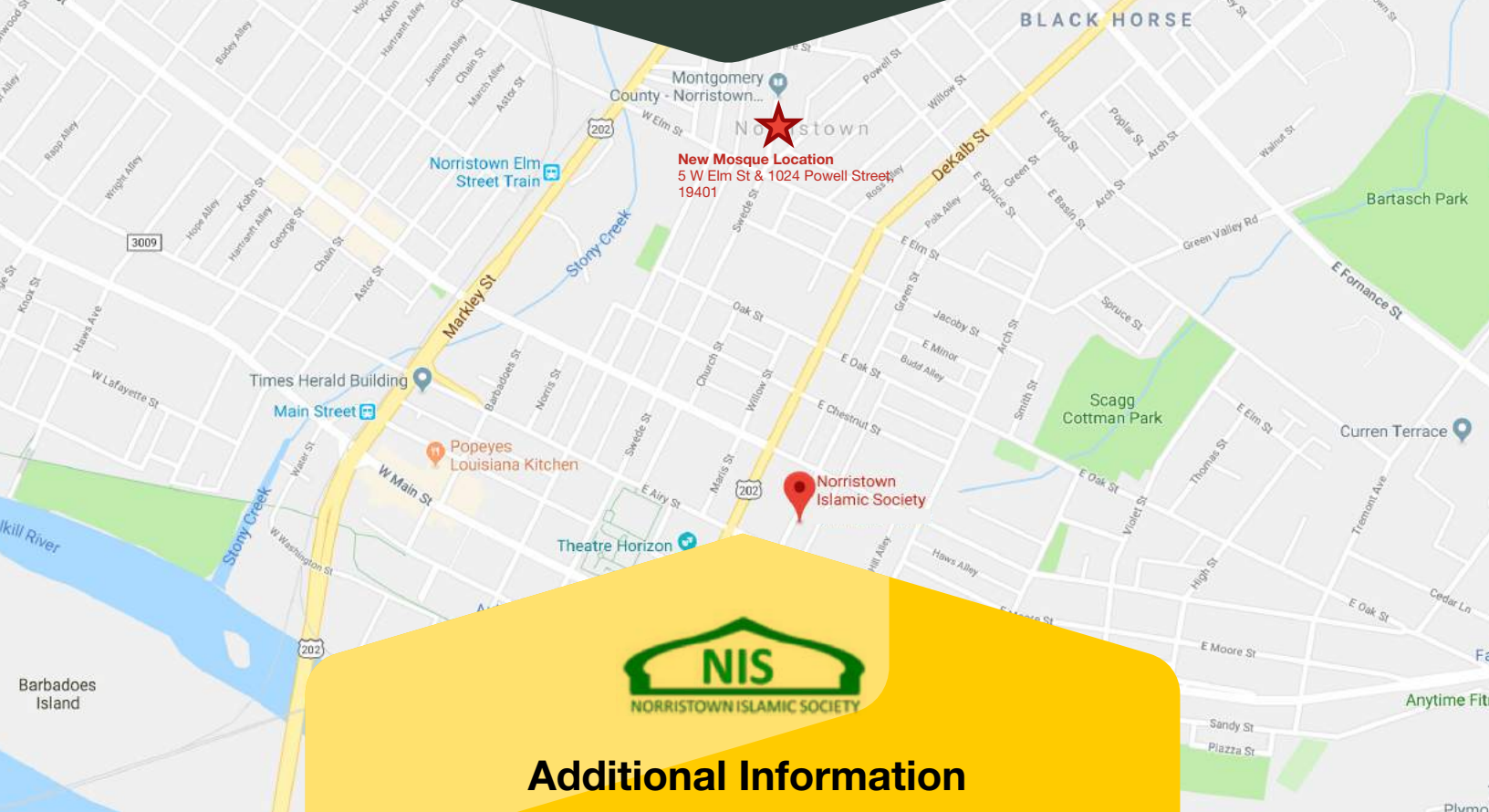
<https://goo.gl/XKKrUI>



Checks payable to  
**"Norristown Islamic Society"**  
and send to below Address

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**Norristown Islamic Society**  
**518, Green Street,**  
**Norristown, PA - 19401**



**Additional Information**

Call us: **610-205-9214**

**Norristown Islamic Society**

**501(c)(3) Organization  
EIN#30-0381650**

**518 Green St  
Norristown, PA 19401**

**Email: [norristownmasjid@gmail.com](mailto:norristownmasjid@gmail.com)**

**Donation Card**



**Please give generously to the Masjid Operations, building maintenance and expansion.**

First name/s: \_\_\_\_\_ Surname: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

Type of Donation: Zakaat / Sadqa / General (please circle one)

\$100  \$300  \$500  \$1000  \$5,000  \$10,000  Other: \$ \_\_\_\_\_  Monthly Amount: \$ \_\_\_\_\_

**PAYMENT METHOD (Please check box):**

Start Date:

Cheque or money order (payable to Norristown Islamic Society)

Credit Card:



Please mail to:  
**Norristown Islamic Society**  
 518 Green St  
 Norristown, PA 19401  
 Email: [norristownmasjid@gmail.com](mailto:norristownmasjid@gmail.com)

Cardholder's Name: \_\_\_\_\_ Expiry Date:     Security Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_