



**S.H.A.R.E.**  
COMMUNITY DEVELOPMENT CORP  
DEVELOP | BUILD | SELL | MANAGE

# ARCHITECTING THE FUTURE OF AMERICAN COMMUNITIES

An Invitation to Become a Foundation Investor-  
Purchaser in the Largest Multifamily Apartment  
Housing Development in U.S. History.



# YOUR NEW PATH TO FINANCIAL FREEDOM



Creating Generational Wealth For Legacies



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# REAL ESTATE INVESTING RE-DEFINED

Hands-Off  
Investor

You've worked hard. You've saved your money.  
Now let's make it work for you!



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# MULTIFAMILY INVESTING TRANSFORMED

This is an introduction to a new way to achieve true financial freedom and build a legacy for your family, no matter your background. This is for the hard-working, everyday person who dreams of more.



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# THE OLD WAYS OF INVESTING ARE COMPLICATED AND CONFUSING

DOES REAL ESTATE INVESTING FEEL  
LIKE A CLUB YOU'RE NOT INVITED TO?

For most people, trying to invest in real estate is a frustrating experience.

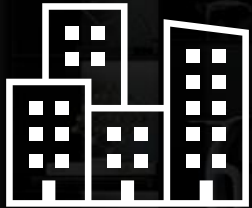
- **It's Expensive:** Buying even one property can feel out of reach.
- **It's Confusing:** You're buried in technical terms and complex paperwork.
- **It feels risky:** You're on your own, and one wrong move can cost you everything.



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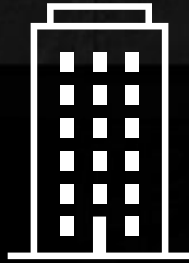
# REAL ESTATE INVESTOR'S DILEMMA

## REITS



- Zero Control
- Diluted Returns

## SYNDICATIONS



- Passenger Status
- Forced Profit Splits

## FLIPPING



- High Risk & Stress
- A Full-Time Job

## RENTALS



- Incremental Gains
- Unpaid Property Manager

For decades, these have been the tools. All are compromises. All are inefficient. All are components of an old paradigm designed for incremental gains, not transformational wealth.



# THE GENESIS OF A NEW BLUEPRINT

# 2008

*"I lost a multi-million-dollar real estate empire in the 2008 crash. In the wreckage, I deconstructed the flaws in the old system and spent the next decade designing a new wealth creation model. What I have created changes everything. It is the new blueprint for wealth creation!"*

– ODELL ABDUR-RAHEEM  
FOUNDER | CVO



# THE NEW BLUEPRINT FOR OUR INVESTOR-PURCHASERS

➤ 100% OWNERSHIP

➤ 100% FINANCING

➤ 100% PASSIVE INCOME

➤ ASYMMETRIC RETURNS



A new model has been engineered. It's not an investment, but a new operating system for wealth creation. It takes the best parts of every old model—the ownership, the equity growth, the scale, the passive nature—and eliminates the worst.



# WELCOME TO THE SCDC WEALTH MULTIPLIER™

WE DECONSTRUCTED THE OLD METHOD  
AND BUILT A NEW PROPRIETARY ENGINE TO START YOUR FUTURE

At its core is a new proprietary financial engine. It combines our development efficiencies and a significant Developer Capital Contribution, to allow a small capital input to command a vastly disproportionate portfolio of institutional-grade assets.

This is the key that unlocks the vault, engineered to structurally separate asset acquisition from traditional high capital requirements.



The SCDC Wealth Multiplier™

**Completely:**

**TURNKEY**

**HANDS-OFF**

**HASSLE-FREE**

Our Pre-Sale Reservation program was modeled similarly to Tesla's roll out of their Model-3 vehicle in 2016, which sold over \$14 billion its first week. We label our sales model as RAAS (Real Estate As A Service).



# THE NEXT BIG THING

WE CONTRIBUTE OUR OWN MONEY ALONGSIDE YOUR SMALL DEPOSIT,  
GIVING YOU THE FINANCING POWER OF A MULTI-MILLIONAIRE.

This is our game-changing step, aligning your success with our own.  
This "Developer Contribution" reduces the risk and makes lenders see you as a top-tier investor.  
How we do it is our proprietary "secret sauce" to how we help you invest/purchase  
a portfolio of multi-million-dollar properties that you couldn't otherwise finance  
on your own without millions of dollars upfront capital directly from your own funds.



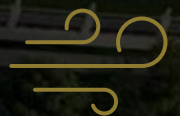
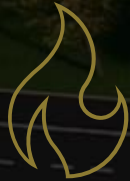
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# A FOUNDATION OF UNSHAKEABLE ASSETS



This financial engine is built on a foundation of apartment building 'fortresses' that are constructed using high-strength Insulated concrete panels which are engineered to be resistant to hurricanes, tornados, earthquakes, fires, floods, pests...and are also net-zero energy solar power plants. These amenity rich, luxury apartment homes are fully furnished and staged like a 5-star luxury hotel.



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# SCDC PRODUCTS & COMMUNITIES

*A Problem-Solving Production Company  
via the Vehicle of Multifamily Real Estate*



## DEVELOP

**We Develop** Unique Newly Constructed Luxury Class-A Multifamily Apartment Communities. Our Flagship Properties are mixed-use developments that are walkable eco-centers.



## BUILD

**We Build** Superior Precast Insulated Concrete Panel Constructed 4-plex & 8-plex Affordable Apartment Buildings that are Hurricane, Tornado, Flood, Fire, and Pest Resistant.



## SELL

**We Sell** Our Buildings To Investor-Purchasers Who Seek Passive-Residual Income. The Entire Turnkey Process Is Hands-Off Providing A Completely Hassle-Free Experience.



## MANAGE

**We Manage** The Entire Process From Design, Development, Financing, Construction, Furnishing, Tenant Acquisition, Warranty, Maintenance, And More.



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All SCDC communities will be control-access gated properties that are designed to feel more like a multi-million-dollar single family home subdivision. Each complex is comprised of our three models featuring our 1-bedroom 8-plex, 2-bedroom 4-plex, and 3-bedroom 4-plex apartment homes.

All SCDC developments contain rich amenities including walking trails, lavish landscaping, sports courts, resort style swimming pools, water fountain areas, playgrounds, dog parks, botanical gardens, and luxury office clubhouse areas. Each apartment building is designed with our signature Social Community Engineering™ rooftop patios.

### THE SCDC 1-BEDROOM 8-PLEX



### THE SCDC 2-BEDROOM 4-PLEX



### THE SCDC 3-BEDROOM 4-PLEX







# OUR FOUNDATION IS BUILT UPON: S.H.A.R.E.

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- Incorporated in February 2022
- Headquarters Downtown Houston, Tx
- Phase 1 Pre-Sold-Out, Phase 2 Avail
- 60+ Employees
- Parent & 20+ Subsidiaries Planned
- 322 Communities Pre-Sale Reserved
- 2,994 5-Yr Vertical Construction Capacity
- \$4.5 Trillion National Economic Impact 5-Yr

"Supplying Humanity with  
Achievements, Resources,  
and Education"

TURNKEY  
MULTIFAMILY  
DEVELOPMENT  
& INVESTING  
TRANSFORMED

# FOUNDER | CHAIRMAN | CHIEF VISIONARY OFFICER



**Odell Abdur-Raheem**

*"We are a vertically integrated group of companies designed to scale for unprecedented success."*

*Timing is everything.  
The Vision is now!"*



## Our Foundation: S.H.A.R.E.

**S.H.A.R.E. – Supplying Humanity with Achievements, Resources, and Education is our foundational philosophy for doing business.**

**S.H.A.R.E. Community Development Corp (SCDC) is built upon our Quadruple-Win Philosophy for all parties involved.**

1<sup>st</sup>, Our Investor-Purchasers WIN with a low capital entry investment purchase with the ability to create Financial Freedom and Generational Wealth.

2<sup>nd</sup>, their Tenants WIN with a luxurious Class-A apartment home with amazing amenities at middle income affordability.

3<sup>rd</sup>, the Communities we serve WIN with superior infrastructure, abundant jobs created, higher living wages, and an increased tax base.

4<sup>th</sup>, SCDC also WINS with a profitable business model that also allows us to achieve our altruistic goals to serve our fellow human beings in a meaningful way.

## Our Mission

**Our mission at SCDC is to develop, build, sell, and manage multifamily apartment buildings which deliver superior profit margins for our Investor-Purchasers, provide maximum value for their tenants, and bring exceptional value to the communities we serve while making a necessary profit.**

Our vision is to become the pre-eminent private developer of multi-family investment properties in the world, allowing more 1st time investors to participate in the amazing investment tool of affordable housing.

At SCDC, our definition of value extends far beyond making a profit. With our desire to become the multifamily development industry leader, we recognize our responsibility to contribute in a meaningful way to our society, and to give back to the communities in which we operate.

## Leading with a Purpose

### 39 Years of Experience

- Real Estate & Development
- Construction & Landscaping
- Architectural Design
- Investments
- Mortgage & Finance
- Business Startup
- Management & Leadership
- Advertising & Marketing
- Sales



**REAL ESTATE INVESTMENTS MANAGEMENT**



# YOUR NEXT STEP IS SIMPLE



➤ 850+ Founding Investor-Purchasers Already Onboard



➤ The Result: True Generational Wealth



➤ Over \$160 Billion in Phase 1 Pre-Sold Revenue over 5 yrs



➤ MOMENTUM BEFORE THE MOVEMENT!

**10 YEARS**  
**Multi-Trillion**  
**Dollar Company**

**MILLIONS**  
**OF**  
**JOBS CREATED**

**TOP 10**  
**GLOBAL**  
**BRAND**

**REPLACE YOUR JOB | FUND RETIREMENT | PASS DOWN TO CHILDREN**



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*"You can design and create and build the most wonderful place in the world. But it takes people to make the dream a reality."  
– Walt Disney*

## GET STARTED TODAY:

- Register to attend at: <https://scdctexas.com>
- 281.863.9929 - Office
- [info@sharecommunitydevelopmentcorp.com](mailto:info@sharecommunitydevelopmentcorp.com)
- 440 Louisiana Street, Suite 900
- Houston, Texas 77002
- <https://sharecommunitydevelopmentcorp.com>
- LinkedIn: <https://www.linkedin.com/company/scdctexas/>

**DON'T MISS THE BOAT**

