



S H A R I N G

# CONNEXION

# ANNUAL REPORT

JULY 2020-JUNE 2021



# YEAR IN REVIEW

## Mission

**To provide affordable housing organizations and nonprofit with real estate expertise, funding, and preservation.**

Sharing Connexion completed a 2-year real estate donation project with Children's Hospital Colorado Foundation. The [Real Estate Donation program](#) is intended to empower nonprofit fundraising through the facilitation of real estate donations. After making needed improvements to the property and subdividing it into four lots, the sales equaled a combined total of over \$1.4 million. The result was over \$1 million of net proceeds to Children's Hospital Colorado Foundation – doubling the donor gift impact! Additionally, Sharing Connexion received approximately \$110,000 toward its Capital Fund for mission-driven programs. Sharing Connexion also worked with another nonprofit, Chai Lifeline, processing two donations of real estate on their behalf. One donation was sold during this year, resulting in \$47,500 dollars toward Chai Lifeline's mission, to bring joy and hope to children, families, and communities impacted by serious illness or loss.

Two hundred and eighty-two households found a new affordable home to live in Gypsum, Colorado's Spring Creek Apartments. This project, financed in part by a Sharing Connexion bridge loan through the [Real Estate Impact program](#) created 150 units for households earning 60% of area median income and 132 households earning 80-120% of area median income, an income especially underserved in Colorado resort communities.

During this year, another Real Estate Impact loan was completed, Bud's Warehouse, an economic development nonprofit operating a thrift store and job-training program for individuals rebuilding lives from addiction, homelessness and prison, was able to pay off their prior financing support, demonstrating their stability in the community.

Sharing Connexion acquired 1550 Elmira St in Aurora, Colorado assisting local resource center and food bank nonprofit, Caring and Sharing Community Resource and Transformation Center, or Caring & Sharing for short. This project is an initiative of Sharing Connexion's [Real Estate Rescue program](#), which preserves and protects nonprofit real estate assets from displacement through a unique short-term acquisition solution. At closing, Sharing Connexion provided 3 years of rent stabilization (honoring their current \$1,500/month below-market lease) and included a three-year purchase option. The purchase option is fixed at the purchase price with a 2% escalation to cover Sharing Connexion's operating costs. Additionally, another previous Real Estate Rescue program engaged for Extended Hands of Hope, was purchased, stabilizing the living situation for girls coming out of sex trafficking.

# YEAR IN NUMBERS

1000+  
VOLUNTEER  
HOURS

DONATED TO SUPPORT OUR MISSION BY 40+ VOLUNTEERS

5

NONPROFITS

SUPPORTED BY SHARING CONNEXION'S PROGRAMS

4

REAL ESTATE  
DONATIONS

MANAGED, 3 OF WHICH WERE SOLD AND COMPLETED

282 AFFORDABLE HOUSING UNITS SUPPORTED



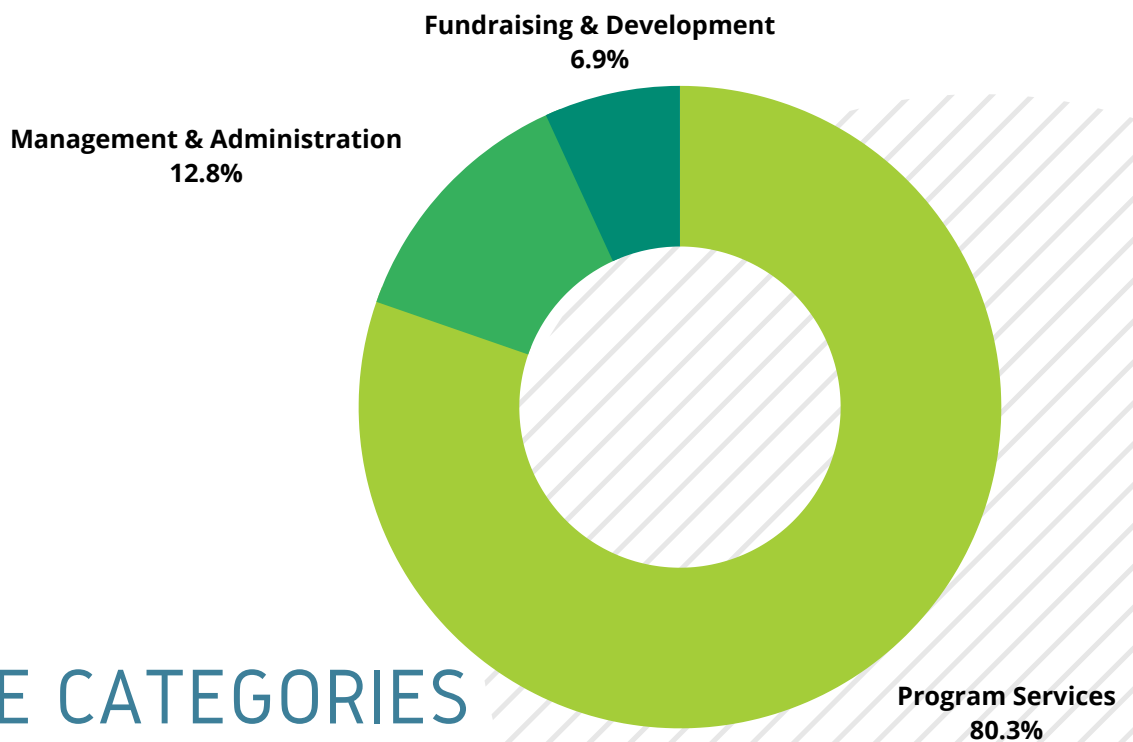
# YEAR IN FINANCE

## STATEMENT OF FINANCIAL POSITION

Assets	\$740,830
Liabilities	\$56,368
Net Assets	\$684,462

## STATEMENT OF ACTIVITIES

Revenue	\$357,110
Expenses	\$403,995
Net Revenue	(\$46,885)



## EXPENSE CATEGORIES