



Invest in Community

Earn Social and Financial Returns

Support 10 Carden Shared Space (10C) and Chalmers Community Services Centre in fueling the social change sector in Guelph.

The major adaptive reuse renovation on the former Acker's Furniture Building at 42 Carden Street in Downtown Guelph is now complete and the building is a thriving social innovation hub.

Series G & H Community Bonds are the final tier of financing required for this project.

Landmark Location & Competitive Advantage:

- Iconic location in Downtown Guelph with 10' and 11' ceilings and barrier-free main entrances on both Carden and Macdonell Streets;
- 1 minute to Guelph Central Transit Hub;
- Fully renovated 15,000 sq ft building (including basement);
- Complete building occupancy 398 people. Assembly occupancy on main (150) and 4th floors (200);
- Commercial office configuration on 2nd and 3rd floors;
- 30 ft of patio space on Guelph's most desirable street.

Fully Renovated Accessible Facility:

- Fully accessible with new Delta MRL passenger elevator servicing basement AND the rooftop for future uses;
- Ready for Phase 2 development of the rooftop for outdoor space offering amazing patio/market garden potential with breathtaking views of Downtown Guelph. Electrical system ready for future roof-top solar system.

Social finance -
building strong
cities across
Ontario...

- ✓ local
- ✓ placemaking
- ✓ entrepreneurship
- ✓ arts & culture
- ✓ environment
- ✓ sustainable
- ✓ well-being



Investment in Community Bonds: A Move Towards a More Resilient Future.

The Community Bond is an interest-bearing loan that allows a nonprofit to leverage its community of supporters to pursue its mission, build its resiliency, and create more vibrant communities.

As an investor, your investment earns you an annual return, is backed by a physical property and has a social impact. A Community Bond investment is ideally suited to those interested in local investment, financial return and increasing capacity in the not for profit sector. This form of community support is win-win, and through your investment - something you are most likely doing already using other vehicles - you will make an exponential impact on the strength of Guelph's social change sector. Beyond your financial returns, as a investor in 10 Carden, you will be part of redeveloping a major real estate asset for the benefit of the community.

As a not for profit social enterprise, the 10C model and mission is based on entrepreneurship, self-reliance and mutual benefit. The 15,000 sq ft space we are creating will be a vibrant and economically viable feature in downtown Guelph used by hundreds of people per week.

The Community Bond Investment is an ideal financial vehicle to spark large scale community change. One of our goals with this project is that it will also provide a model for future projects in Guelph and in other mid-sized cities in Canada.

“ As a true community hub, 10 Carden is a welcoming space that is open to all and a popular working space where collaborations between the university, the city and the community all converge. This is made possible with a dynamic mix of entrepreneurial spirit, creativity and tenacity that describes 10 Carden members and leaders.

Barbara Powell
former Manager
Community Investment,
Social Services,
City of Guelph.
Current Manager
Community Funding
at the City of Toronto



TERM SHEET (Dated February 1, 2018. For public circulation.)

We are pleased to provide you with this Term Sheet, reflecting the basis for our investment offering. The terms and conditions outlined herein were finalized in January 2016 and are for the Investor's use.

Date: February 1, 2018
Offered by: 42 Carden Shared Space
Purpose: Provide equity funding for the development of 42 Carden Street (Acker's Furniture Building), Guelph.

Series G Bond

Interest Rate

4.0%

Minimum Investment

\$5,000

Interest + Repayment

Accruing and compounding. Interest and principal paid upon maturity.

Maturity Date

5 years from investment

Total Series G bond offering: **flexible**

Series H Bond

Interest Rate

5.0%

Minimum Investment

\$15,000

Interest + Repayment

Accruing and compounding. Interest and principal paid upon maturity.

Maturity Date

5 years from investment

Total Series H bond offering: **\$300,000**

INVEST IN COMMUNITY

Through the operations of this busy community hub, your investment earns you an annual return and has social impact.

Series G and H bonds (combined maximum of \$600,000 available) are outside of the current 2018 appraised property value and are key to completing the long-term project financing.

PROJECT FINANCING SUMMARY

First Mortgage: **\$1,920,000**
Vancity Community
Investment Bank

Total Community Bond
Campaign: **\$1,925,000**

105 investors to date

Series A - D: **\$400,000**

31 INVESTORS • COMPLETE

Series E: **\$400,000**

68 INVESTORS • \$12,500 AVAILABLE

Series F: **\$525,000**

8 INVESTORS • COMPLETE

Series G: **\$300,000***

4% \$5,000 MINIMUM INVESTMENT

Series H: **\$300,000**

5% \$15,000 MINIMUM INVESTMENT

* The combined total of Series G and H community bonds is \$600,000.

The limit in Series G is flexible to allow for more investors at this level. Series H has a maximum limit of \$300,000.

Community Bond Investment

As background to the **Community Bond process**, the Founding Investor Bond offering commenced in late November 2015, reached \$375,000 by early March 2016 and completed on April 7, one week before closing. **Total offered: \$400,000.** There are 31 individual bond investors. \$12,903 is the average investment for founding investors.

Series A - 2.5% - Five year commitment. \$2,500 min. investment. Total of 4 investors: 1 investor @ \$40,000. 4 investors @ \$2,500.

Series B - 3% - 3 year commitment. \$5,000 min. investment. Total of 10 investors. All investors @ \$5,000.

Series C - 4% - 5 year commitment. \$10,000 min. investment. Total of 11 investors: 1 investor @ \$40,000. Average investment \$13,636.

Series D - 5% - 5 year commitment. \$15,000 min. investment. Total of 9 investors. Average investment \$16,666.

Series E - 3% - 5 year commitment. \$1,000 min. investment. This level has a very low minimum, geared to enable nearly anyone to invest. There are currently 20 \$1000 investors. Average investment in Series E is \$5,882.

Series F - 4% - 5 year commitment. \$50,000 min. investment. This series is intended for seasoned investors, organizations, institutions and foundations. Average investment in Series F is \$65,625.

The first mortgage and the Series A-F bonds equal the post-renovation appraisal completed in January 2018. Further community investment is being raised through Series G and H in 2018 and will, for a period of time, be outside the appraisal value and are necessary to complete the project financing required.

Series G - 4% - 5 year commitment. \$5,000 min. investment. This series has a low minimum, to allow for a variety of investors at this level. There is currently \$60,000 invested in this series.

Series H - 5% - 5 year commitment. \$15,000 min. investment. This series is intended for individuals, community partners, institutions and foundations committed to social change. Series Limit: \$300,000.

This Community Bond Program has enabled 10 Carden to widely promote the model and engage the interest of many individuals and organizations in this model of community development.



Non-Binding Letter of Intent

Yes, I pledge to invest:

\$ _____

in a 42 Carden Shared Space Civic Leadership Bond



Series G

4% \$5,000 minimum



Series H

5% \$15,000 minimum

You do not need to submit your investment today. We will use this information to communicate with you and finalize your bond paperwork. Civic Leadership Community Bonds will be available until the campaign is completed.

Individual or Company Name on Bond

Anticipated Bond Transaction Date

Address

City

Province

Postal Code

Email Address

Phone Number

Thank you for your support as a Civic Leadership Bond Investor!

Thank You to Our Lead Community Sponsors

Social Benefit Activators: \$100,000+



Downtown Activation Funder

Mary-Anne Shipley
(Arts & Culture Sponsor)

Social Innovation Partnerships: \$50,000+



Accessibility & Inclusion Sponsor



Environmental & Sustainability Sponsor



Accessibility & Inclusion Funder



Development & Heritage Sponsor

More community leaders to be announced in 2018!



is the hub for community changemakers in Guelph.

Social innovation takes many forms. 10C welcomes groups and individuals into an inclusive community of social purpose organizations and entrepreneurs working across sectors and engaging in collaborative work to support and improve our community.

10C's tangible offering is downtown coworking, event and meeting space. The purchase and redevelopment of the Acker's Furniture building allows 10C to bring this large scale asset into what is essentially the public realm, with a business model structured on sharing and collaboration.

Measurable social innovation benefits extend to inclusion, education, employment, collaboration, creativity and new ways of solving challenges. People work, meet, eat, connect and brainstorm together at 10C.

For more information please contact:

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