



creating space for change



CIVIC LEADERSHIP BONDS

TERM SHEET (Dated April 20, 2016. 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 June 2016 and are for the Investor’s use.

Date: April 20, 2016
Offered by: 42 Carden Shared Space
Purpose: Provide equity funding for the development of 42 Carden Street (Acker’s Furniture Building), Guelph.

Series E Bond

E for EVERYONE, FRIENDS AND SUPPORTERS

Interest Rate

3.0%

Minimum Investment
\$1,000

Interest + Repayment

Interest paid semi-annually in June and December. Principal paid upon maturity.

Maturity Date

5 years from investment

Total Series E bond offering: **\$400,000**

Series F Bond

F for FOUNDATIONS, INSTITUTIONS AND ORGANIZATIONS

Interest Rate

4.0%

Minimum Investment
\$50,000

Interest + Repayment

Accruing and compounding, interest and principal paid upon maturity.

Maturity Date

5 years from investment

Total Series F bond offering: **flexible**

CIVIC LEADERSHIP COMMUNITY BOND OFFERING: \$1,600,000

All bonds are secured by a second mortgage on the property. Total lending will be less than the post-renovation 3rd party property appraisal.



Soon there will be more 10C.
Get in on the ground level.

connect

For more information on the expansion, the building purchase or to have us speak to a group about Community Bonds, **please contact:**

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Sincere thanks to the **Ontario Trillium Foundation** and the **City of Guelph** for their support of 10 Carden's Expansion project.



An agency of the Government of Ontario.
Un organisme du gouvernement de l'Ontario.



Many, many, many thanks to the **Centre for Social Innovation** for their pioneering work with Community Bonds in Canada. Learn more at www.communitybonds.ca.

a sneak peek at our new brand: 10 Carden becomes 10C - where the C refers to these great things - connection, co-working, collaboration, creativity, change, community...

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The building purchase has already been financed through a first mortgage, community bonds from social investors and grants. It was necessary to achieve this level of investment prior to the public launch of the project.

The Civic Leadership Bond Issue will be used to complete the renovations of 42 Carden and repay higher interest-bearing debt, as renovations near completion. One outcome possible with the Series E and F Civic Leadership Bonds is that a higher percentage of the project will be community financed.

REPAYMENT

For **Series E** bonds, interest shall be calculated semi-annually on the 1st day of June and on the 1st day of December each year and interest paid within 30 days of those dates. All principal will be due and payable on the relevant Maturity Date.

For **Series F** bonds, all remaining principal and any accrued interest will be due and payable on the Maturity Date.

THE INVESTMENTS SHALL BE EVIDENCED BY:

A mortgage-backed bond to be issued to individual investors in the face amount equal to the value of their investment contribution.

Community Bond Series A, Series B, Series C and Series D will rank equal to each other and subordinate only to the first mortgage on the property.

Civic Leadership Bonds Series E and Series F will rank equal to each other and subordinate to Series A/B/C/D and the First Mortgage.

The notes will not be transferable without the express consent of 10 Carden, which will not be unreasonably withheld.

Community Perk - All Bond investors will receive a complimentary 10Carden (10C) Community Membership until the bond's maturity date. Investors will also receive recognition on our investors plaque displayed in the Carden Street entrance.