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# 42 Carden

SHARED SPACE

A collaboration of 10 Carden Shared Space and Chalmers Community Services Centre

## Community Bond 2021 Series C,D,E,F Renewal

TERM SHEET (Dated March 25, 2021.) Information update January 2022.

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 March 2021 and are for the Investor's use.

Date: March 25, 2021

Offered by: 42 Carden Shared Space, promoted and managed by 10C

Purpose: This is a **renewal of existing community bond financing**, established to provide equity funding for the mortgage financing of 42 Carden Street, Guelph, ON.

Series C	Series E	Series F	Series K
Interest Rate <b>2.75%</b>	Interest Rate <b>3.0%</b>	Interest Rate <b>3.75%</b>	Interest Rate <b>4%</b>
Minimum investment <b>\$1,000</b>	Minimum investment <b>\$5,000</b>	Minimum investment <b>\$50,000</b>	Minimum investment <b>\$10,000</b>
Total Available in this Series <b>\$300,000</b>	Total Available in this Series <b>\$400,00 to \$700,000</b>	Total Available in this Series <b>\$225,000 to \$525,000</b>	Series is <b>FULLY SUBSCRIBED</b>
Series C bonds are within 63% of the 2021 appraised value of the property (within 58% in 2019).	Series E and F bonds are within 90% of the 2021 appraised value of the property (within 82% in 2019).		Series K bonds are 19% above the 2021 appraised value of the property (6% above the 2019 value).
A total of up to \$925,000 is available across Series E, F and K.			
<b>Interest + Repayment</b> Interest compounded and accrued semi-annually and payable at maturity.	<b>Interest + Repayment</b> Interest compounded and accrued semi-annually and paid annually throughout the term each February.	<b>Interest + Repayment</b> Interest compounded and accrued semi-annually and payable at maturity.	<b>Interest + Repayment</b> At selection of investor.
<b>Maturity Date</b> 5 years from Investment	<b>Maturity Date</b> 5 years from Investment	<b>Maturity Date</b> 5 years from Investment	<b>Maturity Date</b> 5 years from Investment
In total, \$2,325,000 in bonds are issued across Series A-K. All bonds are secured by a second mortgage on the property. A Bond Certificate and Trust Agreement forms the Community Bond legal documentation package.			