

 **Enscape View 1**
SCALE

DMG Inns and Suites

affordable housing kickstart and social benefit backbone development

An overview

Together, we can do community differently....

DMG Social Benefit Housing and Community Development Corporation

HeARTh Social Profit Company

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<https://www.dmgdomoregood.org/dmg-inn-and-suites>

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INTRODUCTION:

Who we are:

DMG (DO MORE GOOD) Social Benefit Housing and Community Development Corporation

Was founded in June 2019, emerging out of a research and development project, “the Momentum Project,” funded by the Government of Canada: Innovative Solutions to Homelessness from December 2017 to March 2019. What resonated as a clear mandate and clarion call from this project was the need for communities to do community better, along with some best practices and innovations to help us do just that. But such change requires political will and financial leverage. Our aim is to develop and manage mixed use, mixed income properties to produce revenues in support of out of the box, sustainable, affordable housing and continuum of care development and enhancement. We will encourage and facilitate increased multi-sector community alignment through our projects, practice, and community capacity building activities. We are in the process of registering as a charity.

Red Deer and Grande Prairie Social Benefit Cooperatives: We are organizing, in each of these cities, a group of businesses and other community entities that want to support each other to grow and thrive while we help good things happen in the community, help others start businesses and achieve economic well-being, and provide accessible opportunities for local investment. We have been doing what we can, with the means and opportunities that have come our way. Learning, researching, doing, and developing a foundation for the work we believe so strongly needs to be done.

Our purpose: Provide opportunities for thrive-ability and local investment in mixed use, mixed income approaches to produce revenues for developing sustainable affordable housing solutions.

- Fueling multi-sector community alignment and increasing local resources to help currently barriered and vulnerable populations reach their full potential, thrive, and integrate into their communities.
- Everyone has something to offer and everyone has something to be gained from each other.
- Any community is only as strong as its weakest member. And weakness comes in many forms.
- Sometimes we might be surprised to find out just who, in our communities, are the weakest links. Sometimes we are, when our thinking and ways of being get in the way of truly effective community building.
- It is when we come together for a broader benefit, that we are all stronger and will benefit the most.

How we will do it:

Through a number of business enterprises:

- joint ventures within a Community Cooperative
- cross-sector collaboration for investment, engagement and expertise in finances
- business development, property management, program development
- resource gathering and community capacity building activity.

Sustainable social development takes a business perspective, and must have as its companion, economic development, informed by the proven notion that in the course of our own prosperity, when we seek for the benefit of others, we ourselves prosper more.

Why invest with us?

Our mindset includes sustainability, inclusivity, a strengths-based approach to helping, valuing every community member as someone who can make a contribution, and always looking for ways to increase value and opportunity in what we do (DO MORE GOOD). So we will not be coming back to our donors and investors for more money to run the projects they help us with. For example, once they invest in and/or donate to a project, we just want them to market the project to their personal and business networks to help it be successful! We are fully dedicated to creating resources for social benefit, while helping to develop diverse, interconnected, local opportunities for investment and increasing economic well-being for a spectrum of community members.

We want to engage people in their own solutions for realizing their full potential and achieving self-reliance and thrive-ability. We want to help drive a local, accessible economy that benefits a broader community base.

We invite you to join us in our efforts, from where you are at, and invest in our projects in the ways you can, to generate revenues for returns for you as well as further revenues for providing housing solutions and supporting multi-sector alignment for an integrated community of care.

FLAGSHIP PROJECT

DMG Inn and Suites

We currently have a conditional agreement to purchase and operate a local, 75 room hotel as a Social Benefit business, pending financing. We are currently applying for grants to get this project started and house up to 40 individuals who need a bit of support, while running a business that can employ and create revenues to support more resources toward greater housing stability. Then we need some intrepid, socially minded investors to help us move it along and scale it up! With a hotel purchase and renovation, we have the ability to facilitate long term affordable and supported rentals, accommodate specialized, supported after care, as well as run a boutique hotel business that would provide work experience and employment opportunities for our long term residents. We will be developing an above average hotel experience at reasonable rates, with all profits after operations and financing going to our social benefit purposes. Our patrons will be partners with us to Do More Good! This will be the “backbone” operation to provide a “launch pad” and revenues to fuel our other planned enterprises.

We are applying for local, provincial and national funding and financing support for the initial purchase. Keeping the financing costs low with grants will ensure sustainability and a larger revenue output for more development projects. This will include more local, smart, innovative, and specialized housing developments, new businesses to provide employment opportunities and local investment pathways. A new build on the property will contain a full restaurant, event space, offices, and engagement spaces as well as additional wheelchair accessible and luxury rooms. We will be able to provide affordable lodging, employment, support, and integration for 40 participants who are moving forward from homelessness and/or residential treatment.

This is an existing business, so the market is already established, we will be reducing available hotel rooms (owner currently reports over 60% occupancy on all 75 rooms) in favour of up to 40 long term rental spaces. This creates a

scarcity situation that puts our hotel room rentals potentially at a higher rate of occupancy. Additionally, we can infuse after care supported stays, or emergency short term stays into available rooms. We will provide a meal service in the existing facility, and in our future plans we will be adding a needed restaurant that will support other hotels in the area. All of this provides potential employment and job experience opportunities for our residents as well as local investment opportunity.

Why should we do this?

The problem:

There are people who are hurting. Who are trapped in destructive cycles with little to no hope of escape. We may or may not be surprised, if we take an honest look around at each other, how many of us are, in our own ways, functionally dysfunctional. But there are many among us whose dysfunction is painful, debilitating and even hopeless for them, while creating discomfort for the rest of us. Often, “solutions” are short term, unsustainable, or don’t get at the root of the problem they are design to “fix”. Socially rooted and supported solutions often are plagued by insufficient, unsustainable funding, difficult mandates, isolation and siloed application. Community sectors are often not well connected, not collaborative, and don’t have a clear, mindful, holistic and motivated collective vision. We are not focused on the long game. We are not prepared to build a foundation, or a root system that can sustain the best kind of growth.

Business success is built on a strong foundation of vision, infrastructure, learning, flexibility, interdependence and connection to the market for a strong, viable, sustainable success and growth. With the right concepts applied, businesses can return from oblivion, re-form, re-direct, re-trench, re-invest, and rebuild for the best returns. Building back a life, a family, a neighbourhood, and a community, requires a similar approach. Yet, we are not always willing to employ a business mindset for our own communities- the biggest potential source of stability, sustainability, and growth for our businesses. Because of this, communities can be their own worst enemies of mutual prosperity. Our lack of attention to the most vulnerable of our community members holds us all back from living our best lives and reaching our full potential. Economically as well as socially. They are inseparably connected. There is no denying this.

The solution:

If we are going to end homelessness, and many of the “social challenges” we see in our communities, we have to strike at the roots of this dysfunction, the disruptive and destructive cycles that hold us all back. Just as it does in developing and sustaining successful business. The dysfunction, disorder, and chaos creates distress for community members, but most especially for those who are stuck in the cycles that prevent them from breaking free and moving into function, order, and stability. We have to ask, what is keeping people down? We need to be willing to ask ourselves if we are part of the problem, or part of the solution, and what we can do, today, to help make a difference. We must be prepared, as a community, to help individuals and families affected by poverty, addiction, trauma, mental health and socio-economic challenges move forward into stability and self-reliance.

It has been proven that people who have the resources and pathways available will move to next steps toward making things better for themselves. It is not something we can do for them. But it is something we can help facilitate, and provide resources for, as communities. Organizing ourselves around the cause of helping our struggling community members rise into thrive-ability and helping them find their way into being valued and contributing is what we can do as communities. And it can, and will lead to greater prosperity, wellbeing, and economic stability for all of us.

Justification for a mixed use, mixed income, business approach to affordable housing:

There are two areas to consider in justifying this model. First, the real social and holistic aspects that it provides for, and second, the economic advantages toward stability and sustainability.

The social and economic benefits for people:

When people can live, play, work, and be supported close to home, they have a more solid footing from which to move forward. The business aspect of this project links individuals to opportunities to reconnect with old skills and passions, learn and embrace new ones, and provides first, a safe space and supportive community, and then pathways and bridges into mainstream integration for emotional, social and economic foundations. We are initially providing a portion of the rooms for immediate second stage and third stage housing for barriered seniors and working age individuals, with embedded employment and supports. Creating a safe, sustainable and supported community supports healing, emotional and social foundation building. Including the business aspects provides integration, employment and economic footholds for next steps.

The economics of fiscal sustainability:

The initial cost outlay for a hotel versus straight accommodation is justified through increased and sustainable revenue potential to support the longevity of the supported environment. A turnkey operation yields immediate revenues toward financing, operations, and further development. There is an expectation of 30 to 40 % vacancy anyway, for hotels, so these rooms bring in at least a small amount of regular income toward operations and financing costs. When this type of housing is no longer needed, the hotel business can expand into the unused rooms and continue to provide (now more) revenues to support further development and community opportunity and continuum of care needs, as well as employment opportunities. We will be in a position to flex back into affordable supported housing provision when it is needed.

Running the hotel provides sustainability for the facility and subsidy for housing and support, as well as employment opportunities (through hotel business and other spin-off enterprises) for up to 40 individuals initially, who will be thoroughly vetted for a good fit to the nature of the program. Our in-house program is designed for next steps after rehab and treatment- (healing, recovery maintenance, integration, economic self-reliance, and employment). And our participants are streaming and bridging into, personal accountability, self-reliance, stability, thrive-ability and community integration, where they become able to make their unique and valued contributions to more community growth and development. Extra revenues can support further development of needed community housing opportunities.

Risk Management:

Concern: Construction costs for a new build have increased.

Mitigation: This property is in very good shape, with recent updates to mechanicals, so it requires “minimal” renovations on top of the purchase price. With vendor buyback, and grants, the financing costs decrease, so a larger amount of loan can be drawn for renovations and eco technology to really make an impact on the building’s value (and market price for hotel stays) and on the cost of running it.

Concern: proximity risk with mixed use (people potentially in recovery mixing with hotel patrons and in a predominately retail area). Safety for our residents as well as safety and liability for others in the vicinity is a concern.

Mitigation: First, how many hotel patrons and even business owners in the area might also have addiction issues? Second, long term rental rooms can be grouped and annexed due to the physical layout of the site. Third, expectations of comportment are included in intake interview and vetting process for long term renters so that those who are renting supported accommodations are those that are looking to move forward in recovery and community integration. Fourth, economic opportunities within the facility will reduce any remaining risk of concerning activity. Fifth, the hotel will be billed as a safe and classy space so patrons who are looking for “a party” will book elsewhere. The goal is that no one will

be able to tell the difference between long term lodgers (program participants) and transient room occupants (hotel patrons). Our intention is to have a safe and sober hotel experience with a social benefit which will appeal to a specific demographic of hotel users.

Concern: The reality of revenues and costs might be different from projections.

Mitigation: Firstly, this could go either way with larger revenues than suggested and lower costs may be realized. All revenue estimates are conservative, and based on \$76.00 per night for hotel rooms at 85% occupancy (based on long term rental rooms which will take care of a portion vacancy) for monthly profits just under 60,000. Which is still a good number after all expenses and financing costs are taken care of. Good marketing, using our networks, providing a luxury and unique service in support of a good cause, and increased price per room can increase revenues, as the long term affordable rentals technically constitute the 40% vacancy that hotels generally expect. With the new build and community space and planned arts programs happening, there could be a draw for an enhanced hotel experience on top of more revenue streams from the restaurant, meeting space rentals, and events. Also, there is still a margin for loss in the net revenues projections. County tax concessions, greening technology and support staff paid or provided from other programs can further reduce operations costs. A companion fundraiser will be undertaken (music and arts based) that can provide revenues and awareness.

Concern: The cost of ongoing building maintenance and equipment replacement

Mitigation: The property has new boilers and water heaters (within the last two years), newer laundry equipment, a metal roof. As well, a renovation budget is proposed to be included in the mortgage. Financing costs will be easily covered by revenues. A regular maintenance budget of 5100 dollars will cover contract work and provide employment opportunities for residents for regular upkeep. This amount exceeds what the current hotel owner reports spending. Revenues will support a maintenance fund allocation to save for replacements of large items when required. Community participation to support the success of the venture as well as resident assistance will help make revenues higher and costs lower.

Cost vs Revenue Projections:

We have prepared an overview of financial and other costs and benefits in two scenarios. First, the initial purchase and running of the hotel, which is a turn-key operation, with some of the rooms dedicated to affordable, long term accommodation. Second, an expansion and renovation to provide more revenue generating rooms, community spaces, and enterprise opportunity.

A.) Initial Hotel Purchase: Without granted funding-

Immediately Required: around 10,000 for Professional Market Analysis and Valuation of the property.

\$400,000 for the remainder of the down payment. (just over 25% of 5,500,000).

Not immediate, and could be saved through revenues: \$300,000 to \$500,000 must be on hand in a trust to augment operations costs during phase two build, in case of decreased bookings (required by bank)

Proposed Purchase Price: 4,500,000 for 75 room working hotel, with owner covering 1,000,000 of the down payment in a Vendor buy-back (leaving around 375,000 required for the rest of the down payment) with 3,500,000 plus 1,000,000 for renovations remaining to be financed.

- The more granted funds, the lower the financing costs and greater viability for lending, receiving some key provincial and federal dollars and support for financing. Grants we have in our sites, along with CMHC assistance with interest rates and amortization could reduce the amount that needs to be financed by more than 50%.
- If we have to rely on investing, the net revenues will decrease. An important community need will be met, as there is still room for the increased cost of financing and investor return, but this project will have greater impact in the form of net revenues which can finance further development, if we are able to acquire as much granted funding as possible.
- The more private and local financing the better, this means returns on investment stay in the community or with the project. Investments from 500 to 1,000,000 are welcome. We would like to make investment accessible to more community members.
- Sweat equity investments can also be considered- turning efforts or materials into a cash return, or shared ownership in future enterprises.
- A conventional mortgage through a lender will cost upwards of 8 % interest. Our calculations for financing costs are based on this amount of interest for 4,500,000 (this includes a 1,000,000 renovation budget)
- We are looking for part donation (provide tax receipts through partners with charity status until we get our own in place), part investment (2% interest, which is the same as Federal NHS amount- is optimal, but our revenues can support a higher amount. Returns could be matched or even improved when combined with a tax credit for a donated portion or reduced interest).
- Through a cooperative agreement, there are tax benefits for investment contributions.
- Returns potentially can be reinvested in new projects for an equity share in new businesses. Keeping investments sheltered and growing for longer.
- The more investment at a lower interest rate, the better the monthly revenues from the project, which will grow more housing and other enterprises to support local needs and provide more R.O.I.
- Capital investment profit sharing partnership agreements can be entertained if necessary and mutually beneficial.

Our bottom line is to sustainably provide housing, economic, and community integration opportunities for people as well as community investment potential and return. We will grow as slowly or quickly as the circumstances allow. We will creatively embrace the opportunities and solutions that are available. We hope to find community partners who feel the same way that we do: social investment can produce returns, but it produces returns for more people, and more people thriving helps everything else to do better.

Cost vs Revenues Projection: Current Buildings

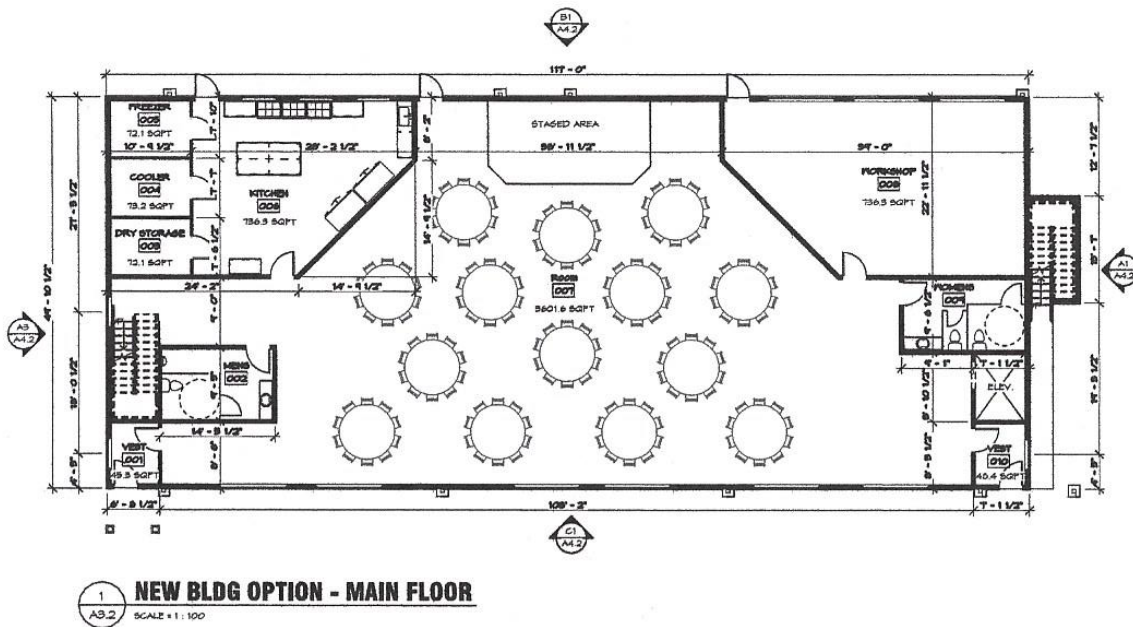
# of units	type	monthly	annual	notes
Income				
40	AISH rental 750/month	30,000	360,000	based on 100% occupancy-demand supports this number. Less than 40% of income (less if residents have employment options. This qualifies us for NHS financing options.
35	hotel rooms-	68,734	824,812	Based on a conservative 85% occupancy-due to having a reduced number of hotel rooms available and a social benefit marketing strategy which can

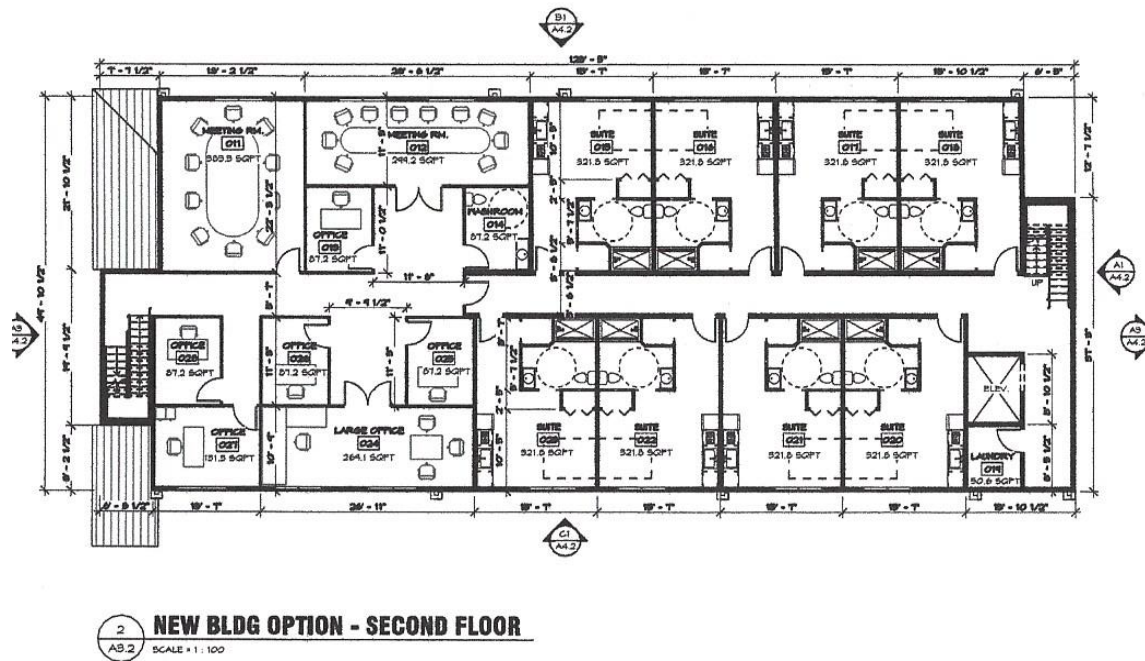
				boost percentage. Having a portion of the hotel as long term rentals actually fills up the the technical 40% vacancy for a fully market hotel. Leaving remaining rooms at 80 to 100% occupancy. Network promotion can increase occupancy percentage. This will increase revenues over what is projected here. Almost 2000 per month per room is earned
5	Flex rooms (based on .85% hotel room occupancy	3,500	57,600	Based on 5 hotel rooms being vacant at 85% occupancy rate. There will be extra rooms available on a consistent basis for after care supported stays, emergency housing needs, etc. A conservative estimate of 700 per month per room provides some additional revenues.
1	2 bedroom suite	1200	14,400	Could be rented as a luxury suite (which would bring in even more revenues), to an agency for support office and overnight staff accommodation, or used for another program.
Total projected revenue		103,434	1,241,212	
Operating costs				
Estimated operations		10000	120000	2 FTE Based on long term residents taking care of their own and shared spaces. Yardwork could be included here due to lower demand with reduced hotel rooms. Employment opportunities for residents.
Management		7000	84000	1.5 FTE Includes night manager as bookkeeper
Utilities		8000	72000	As per current owner's numbers plus inflation, includes electric, gas, internet, cable, phone, water/sewer, garbage pickup
security		3800	45600	Generous estimate
maintenance		5113	61360.00	Contracted out and employment for residents could include yard work.
janitorial-		6136.00	73632.00	1.5 FTE.. Based on long term residents taking care of their own and shared spaces
insurance		1000	12000	As per current owner's numbers
taxes		600	7200	(could get waived or reduced by county)
supplies		500	6000	Based on info provided by current owner, plus
total operations		40,000	480,000	Based on needing 2 dedicated support staff for long term residents- can also contribute to operations of hotel in support of employment pathways. Could get paid for through other funding, or be provided through outreach from other programs
Financing costs				
Finance costs for 4.5 million	We fall short of our "down payment" with our Vendor buyback and would require investors	35,000 per month Plus investor returns	420,000 annually Plus investor returns	Based on 1 million renovation allowance added to 3.5 million mortgage after 1 million vendor buyback, 5% interest rate, 70% loan to value ratio (market value not yet confirmed) with more than 30% of the rooms as affordable rentals we will qualify for National HOusing strategy loan coverage which will decrease our financing costs to a significant degree. This estimate is at 5%. But interest rates have increased and this number will be considerably more, reducing the bottom line.
Net revenues		28, 434 Minus investor returns	341,208 annually Minus investor returns	Based on 60% occupancy- but reduced number of hotel rooms available could boost percentage. Bearing in mind depreciation and replacement costs. There is enough revenue to finance additional investment for remainder of down payment and 1 year operations emergency fund (the latter only being required to be on hand, but not necessarily needed. Could be an amount held for annual interest).
Finance costs with grants		4 to 10,000 per month	48,000 to 120,000 annually	Based on an additional 1.5 million renovation alliance added to a 3.5 million dollar mortgage after 1 million vendor buyback, 5% interest rate, 30 year amortization.

Net revenues with grants		51,000 to 58,000	617,000 to 750,000	Housing 40 people, providing jobs, running a stellar boutique hotel business that can be branded and taken to other communities to revitalize a community, provide jobs, create more revenues for social and economic development.
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B.) With National Housing Strategy: Co-Investment Fund Financed Addition and Renovation:

Once the hotel is purchased and producing revenues (which will be quickly as it is a turn-key operation) we will work with the National Housing Strategy Co-Investment fund and other opportunities to build an addition which will house more revenue generating rooms, offices, workshops, event space and full restaurant. Up to 20 more individual units could be supported in our in-house program. (30% minimum is required for affordable units, and we would be at over 50% so there is room for flexibility.





Cost vs Revenues Projection: Additional build

This expansion will provide for 10 more affordable housing clients, community support and collaboration space, more employment opportunities and expanded local economic networking, plus increased revenues for more projects.

Potentials to increase revenues: (Increased revenues can mean potential accelerated repayment or it can fund investment into more projects)

- The restaurant will make more revenues based on outside patronage, meal program (market and affordable rates)
- Increased donations through Fundraising will decrease financing costs
- Donations and cost breaks for goods and services from the local community will decrease building and operations costs
- Installing solar panels will decrease utility costs (quote needed for cost-to-savings)
- Installing single room hvac systems will decrease utilities and mechanicals replacement costs (100,000 for 99 rooms (with addition). 75,000 for the current number of rooms)
- Installing tankless water heating units could decrease utilities usage - 20 to 40 (as per need) 32,000 to 64,000

Price tag for cost saving measures (less than 200,000) can be borne by the addition and renovation budget. At an estimated savings of 1500 per month.

- Potential to install water reclamation piggybacking on the current water system and utilities spaces as well as using new build opportunity. (Quote required, with long term savings and environmental grants prospects)

- Add additional floor to new build with 15 to 20 new rooms (depending on size, accessibility) in new build addition. Depending on costs and financing, additional net revenues calculated at 10 to 25 % increase. Could initially construct new building to support additional floor and build later.

Potential savings in development:

This will allow us to decrease NHS mortgage or add extra value for future operations savings or revenue generation. Much additional furniture for new rooms is already on site

- Social benefit rates from developers/trades
- Waived fees and decreased taxes by county
- Enlist community and resident volunteer assistance for lower skill or quality risk job

Increase luxury and viability:

- Install murphy beds to increase living space and luxury- could be built by residents in employment program- 50,000 to 100,000 for 99 rooms
- Wheelchair accessibility to 50% of rooms- 50,000 for build in adaptations- could be built by residents in program
- Upgrade materials where possible as an ongoing process
- Build a greenhouse on site to supply some produce
- Use local suppliers- deals on bulk purchases, promote farm to table and local
- Create entertainment and attractions to enhance the hotel experience- e.g. Musical FUNdraiser performances and jam sessions. Community plays and dinner theatre. Slam poetry and comedy nights, Karaoke, art nights.

Price tag for murphy beds and accessibility upgrades to existing rooms is 100,000 to 150,000. May be able to be worked into addition/renovation budget, or spent over time. With potential revenues for 48 hotel rooms at 60% occupancy bringing in 360,000 more in revenues per year due to increased room prices.

Added economic, social and opportunity value to the community:

- Although other sources would be preferable, if needed, support staff can potentially be paid for by housing revenues, increasing community compliment and self-reliance
- Traditional-based programs and ability to support Indigenous housing development on and off reserve.
- Non-residents can participate in onsite programs.
- Local farm to table mentality will provide business opportunities for local growers/producers
- Skill building and employment prep on site- could be for more than residents
- Social agencies and small local event planners and workshop givers- affordable spaces and services
- Community hub and venue for community alignment
- Arts, cultural and social venue
- Community multi-sector alignment will be encouraged and supported through exciting, dynamic, engaging community social and economic benefit projects.
- As financing is paid down, more revenues will be available to finance new builds.

This is a Social Benefit and economic investment opportunity. While it is a longer term investment, investors will make some monetary gains, and hold some investments, the benefits are more than fiscal, for you and for the community.

Investors are essentially letting us borrow their capital for a reasonable fee and other added value in order to develop a foundation and system of self-sustaining solutions to social and economic challenges and needs in our area.

Offering part of the investment as a donation will enable us to increase the interest rate for the remaining amount and provide higher returns. There is a “sweet spot” for both the investors and the revenues over operations costs for the hotel.

Further Social Enterprise, and Housing Development Plans (what we will be using our surplus revenues for):

Explore the possibilities with us!

Every enterprise will be carefully planned and vetted to ensure that it will generate enough revenues to provide employment while paying for operations and financing (return on investment) costs at the very least, and at best, generate more revenue for more projects. Investor R.O.I could be reinvested in some future projects for an equity share.

- **Community Care Village**- a community plan and development process to create a self-supporting community care “village” and campus. Mixed use, mixed income approaches for a diverse spectrum of housing, community learning and enrichment, and businesses for employment. Currently hoped for: the old Michener North Site, but this could be created wherever the opportunity presents itself.
- **Community housing projects**: mixed use mixed income opportunities in any neighborhood- refurbishing (where feasible) existing buildings/houses to preserve “history” and community character, explore innovative solutions, reduce the number of derelict buildings, save development costs. Provide mixed use, mixed income uses. And new builds where necessary or possible.
(Mixed market and mixed use concepts will ensure maximum revenues over operations and financing while providing integration opportunities for affordable housing clients.)
- **Social Enterprises**- related to our housing development and management, based on market opportunities, the interests and talents of the people we are trying to help get their feet under them and create a stable economic foundation, as well as resource opportunities available. Examples:
 - A specialty cafe for newcomer groups and cultural stimulation (could be a collaborative partnership),
 - renovation company, yard maintenance, cleaning service,
 - furniture upcycling,
 - repair and maintenance business,
 - property management,
 - restaurant, catering and meal service,
 - sustainable energy and conservation installations, and consultation
 - building site clean up and scrap collection, moving and delivery service
 - Co-op grocery or mercantile for sale of local products- would include online market.

Ways to invest: (Through the Cooperative)

- Cash Donation- charitable receipt provided (through our partners with charitable status, until we have it)
- Goods and supplies- before you throw it out, think of us and our projects. - charitable receipt provided
- Partial Donation/Investment (charitable receipt/3 to 4 % interest rate for higher returns)
- Tax Shelter Investment (2% to 2.5% for longer amortization would be “angelic”- but higher rates could be supported from revenues if needed. This would draw from potential re-investment profits. However, a balance of local economic gains and social gains will be an ongoing dynamic, as both are beneficial to the local community)
 - Interest only payments for a specified period with designated cash out points available.

- Long term investment opportunities as properties and businesses increase in value.
- Opportunities for investors to turn investment in hotel into equity ownership in new businesses as we re-invest profits to start enterprises that will provide jobs for people and more revenues toward more building.
- Mortgage type repayment, with potential accelerated payment option with increased revenues.
- 30% tax credit on investment for participating in Cooperative Capital raising.
- Board of Directors or Advisory Board seat opportunity.
- Donated or rent at reduced cost currently unused space to help a new business, or to store donated materials. (tax-receiptable), with agreements to increase rental fees as businesses gain ground.
- Group and team building volunteering with our projects. Community volunteer hours help us with grants
- Professional expertise free or at reduced costs to help us move a project along.
- Mentorship and relationship building to help nurture the new workforce and bridge into community opportunities.
- Sharing our enterprises through community member networks (local and beyond) to enhance the scope of our market and increase success.

Investment re: Hotel project based on the use of mortgage calculator; 15 and 20 years amortization options
We would rather keep our mortgage local and help make money for community investors

These numbers are just to give a general idea of viability based on expected return.

While investment capital is not ideal for building revenues to do more good, if necessary, hotel revenues can manage a higher return where required.

A combination of grants, local investors/those looking for tax shelters and a CMHC supported mortgage will be ideal for managing continued development.