



## Growth Opportunity



**12% per annum – Interest paid monthly on a private syndicated mortgage**

An opportunity to grow with an expanding market of retiring baby boomers.



**How to Participate**

This opportunity has certain risks and is not for everyone. To participate in the Hyde Park Residences Inc. Syndicated Mortgage

**Please contact us by phone at 613 838 2902 or visit [www.hydeparkrichmond.com](http://www.hydeparkrichmond.com)**

## Hyde Park Residences Inc. Syndicated Mortgage

The Hyde Park Residences Inc. syndicated mortgage is a private mortgage; it allows participants to benefit from a rapidly expanding housing market needed to satisfy the massive Canadian demand for retiring baby boomers.



### A solid 12% per annum

With the Hyde Park Residences Inc. syndicated mortgage, you get a 12% per annum return (on a loan that matures at the end of a project), PLUS an option to have first right of refusal in future opportunities. Your loan will help solve the growing housing shortage for retiring baby boomers like our mothers and fathers. A solid return per annum and an opportunity that you can feel great about.

### Life Lease Model

At Hyde Park Residences Inc., we see the life lease housing model as an ally, for owners, renters and the community at large. The life lease model embraces the unique lifestyle needs of like minded people such as baby boomers, by addressing community and urban development, financial requirements and the growing housing demands.

### Our qualifications

Based on a solid foundation in construction experience, we've adopted an evolutionary approach for developing communities that offer a higher than average rate of return for houses, apartments and suites. Along with substantial location research and successful projects in Ottawa, Hyde Park Residences Inc. was launched in 2003.

### The competition

A comprehensive analysis of the competitive landscapes identified a growing void between what is being built and what is needed as new standards for community design. This need has evolved into a new community in Richmond, Ontario and will become the first of 25 new communities we are developing.

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# Hyde Park in Richmond

## Not Just Another House

Hyde Park in Richmond is the largest sustainable community and life lease project in Ottawa and is designed specifically for a growing 55+ population. Developed by Hyde Park Canada, a Christian builder with a goal of building inclusive Christ centered communities with attractive homes that honour our fathers and mothers. Once completed, this 18 acres project will include a mix of bungalows, apartments and suites, as well as landscaped green space, private courtyards, a medical facility, a community centre, pool, fitness and exercise facilities and a private water system.

The goal is a balance between residents' needs and lifestyle and the delivery of an attractive sustainable community that offers safe and independent solutions that include:

- Minutes away from access to hundreds of kilometres of some of the region's best nature trails, golf courses, ski trails, curling etc.
- Day to day maintenance
- The most attractively priced housing solutions in the Ottawa region, while continuing to build equity in the real estate market

## Qualifications of the Builder

Hyde Park Canada is a seasoned team of professionals with extensive construction, planning and financial experience. The experience comes from working with Fortune 500 companies and some of the largest builders in the world, including Morrison Knudson and Ellis-Don to name a few. This experience has led to successful careers in building, managing and developing numerous and varied projects including residential housing, apartment buildings, commercial malls, stores and institutions such as hospitals, air terminals and industrial factories.

## The Competition

Hyde Park Residences Inc.'s competition includes traditional higher priced track housing and condos. In most new developments builders are still using traditional methods that were developed in the 50s that simply create row upon row of houses where you seldom meet your neighbour. Hyde Park in Richmond is a true community based design where relationships between residents are established naturally.



### Notice:

This information package contains information with regards to Hyde Park Residences Inc.'s syndicated mortgage and Hyde Park Canada and is not to be duplicated in whole or in part without the express written consent of Hyde Park Residences Inc. Hyde Park Residences Inc. also known as the author makes statements with regards to historical and anticipated performance, business strategy, products, partners, and market position that could be construed as forward-looking. These statements and estimates reflect various conservative assumptions and are subject to risks and uncertainties that could cause results to be materially different than expectations. Further the delivery of any described products and or services, present or future by the author is subject to preparation, settlement and execution of definitive agreements and other documentation containing such terms, conditions and limitations between the author and the customer. Participation in the Hyde Park Residences Inc. syndicated mortgage is in the form of a private loan secured by real estate and is subject to terms, conditions and limitations as defined in the mortgage participation agreement and the appropriately defined mortgage. For this and other information about Hyde Park Residences Inc., Hyde Park Canada, the mortgage participation agreement and the mortgage please read this information package as well as the terms, conditions and limitations of the other documents respectively to consider the objectives, risks and charges before making such a loan.

# Why Build Hyde Park in Richmond

Funds from the Hyde Park Residences Inc. syndicated mortgage will finance engineering, development and construction costs in Richmond or other locations.



The largest area of growth in North America and, in fact, in many developed countries worldwide, is the retirement age market. It is being dubbed as the 'onslaught' of baby Boomers, that is, people who were born between 1946 and 1965. In the United States, for example, 8,000 Americans are waking up to their 60th birthday each day, a phenomenon that will continue every single day until 2026. According to the most recent Canadian Census (2006), one in three Canadians is now a baby boomer. It is estimated that in just over two decades, the number of Canadians over the age of 65 will rise from four to nine million people.

In Ottawa alone, there are 161,000 people between the ages of 55 and 85; this number will grow by 8,000 every year from now until 2026. We estimate that a total of 2,100 dwelling units for this age bracket are required annually across the entire 55+ market for the next 20 years.

In addition to this monumental growth, the number of individuals living beyond the age of 75 is also rising significantly. Even the most modest research effort indicates that Canada is simply not ready for the coming deluge on the market by retiring seniors. It is particularly not ready in the areas of housing, health/medicine, and in an available labour force. Market forecasters, industry leaders and polling pundits all agree that servicing this explosive growth will be challenging and costly. It is, without a doubt, the giant in our midst.

Facts about the baby boomer market:

- They've been the most influential purchasing power in the last 50 years
- They've driven demand for products and services
- Their needs and demands have changed as they've aged

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## The future should look bright, not like an institution



Not only are the numbers of older people growing, but the average number of years that people survive with a disabling illness is also increasing. Many such individuals can be cared for in their own homes, particularly with the development of assistive technology (telecare and telemedicine), use of appropriate aids or adaptations to the dwelling. For many vulnerable older people, having the chance to avoid residential care, and live in specially designed housing as tenants or owner-occupiers, is the single most important element in retaining independence and dignity in older age. In addition, many older people are seeking to make a lifestyle choice to move into extra care housing to prevent or delay a move "up the care ladder".<sup>8</sup>

## Hyde Park in Richmond



**This is not your typical community**  
(Attractive, maintenance free, highly durable in a sustainable community)

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# A Better Solution for Everyone

## **Attractive** (Well designed to look unique)

Pride in one's home is a universal human drive. That's why we make Hyde Park homes, apartments and suites more than just durable low cost shelters. Our solutions are remarkably customizable. From bungalows to loft homes, apartments and suites, Hyde Park homes are sized and configured to fit the specific needs of retiring homeowners. As well as the interiors the exteriors, street-scapes and courtyards are enhanced with unique features and colours that can also be customized by the owners.

## **Attractively Priced** (Suitable for the housing needs of people – and their pocket books)

One of the biggest barriers to solving the retiring baby boomer housing demand is the high cost of conventional houses which rely on recovering all development and construction costs on the sale of each house, leaving no funds for building community facilities and buildings. By optimizing the use of the Hyde Park life lease model, homes are designed as part of a sustainable community with an integrated business model that ensures the construction of community, medical, fitness, retail, entertainment and other such facilities, while maintaining lower than average cost homes.

## **Maintenance Free** (Built to protect and appreciate the owner's investment)

Hyde Park homes equity grows more rapidly than the competition's because of the life lease model. One of the many features of a life lease model is a maintenance program that ensures homes, yards, communal areas and buildings are continuously maintained to the highest quality standard. Various studies have shown that communities that have embraced the life lease model see a faster increase in equity than traditional houses because of the overall quality of the community this delivers a higher return on investment for the owner.

## **A Community of Features**

In many cities, a community is just high density housing by another name. With the completion of every new Hyde Park, a different kind of community is born.

- Landscaped courtyards, gardens and walkways all anchored with numerous cedar gazebos
- A central community services centre
- A multi function medical centre
- Food and housekeeping services
- Fitness, pool and sports centre
- Internet café and meeting rooms
- Entertainment and live theatre
- Non denominational church and more...

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## **What the competition calls a community!**



Mounting evidence suggests that there are social, health, and economic consequences to isolated and sedentary lifestyles. Unfortunately, the physical and social construct of the urban environment promotes isolation. Higher rates of television viewing, increased computer usage, concern about crime, little contact with neighbours and geographic isolation have created communities that are not interconnected. This isolation may result in a lack of social networks and diminished social capital, which can contribute to obesity, cardiovascular disease, mental health problems, and increased rates of mortality.<sup>1,2,3,4,5</sup>

## A Tale of Two Houses



**Hyde Park In Richmond Home**

**Features:**

- Built as part of an interactive community
- Yards are surrounded by a large courtyard
- Includes a community centre
- Includes a medical centre
- Includes a fitness centre
- Includes food services (optional)
- Includes housekeeping services (optional)
- Includes an integrated smart community
- Includes smart house infrastructure
- Includes community safety and security technology
- Includes a life lease model that ensures the quality of the community

**Base Price: \$170,000**



**Conventional Housing**

**Features:**

- Built as part of track housing
- Each unit has a small yard
- None (city buildings only if any)
- None (city hospitals or walk-in clinics)
- None (city buildings only if any)
- None (left up to the owner to find)
- None (left up to the owner to find)
- None (must be done by the developer)
- None (left up to the owner to find)
- None (left up to the owner to find)
- None (Community standards are defined by each owner for their unit only)

**Base Price: \$202,000<sup>9</sup>**

Hyde Park in Richmond is an attractive, maintenance free, sustainable community. Once completed a variety of home styles (bungalows, apartments and suites) will be available. Thanks to the adoption of a life lease model and an inclusive community design process, Hyde Park homes cost 25%\* less and include more features than a similar conventionally-built home.

\* Hyde Park Canada the developer of Hyde Park Residences Inc. In Richmond is the only company in Canada that has adopted this process and uses a life lease to amortize the cost of the community centre and facilities, as well as additional green space, courtyards, gazebos and other options into the overall cost.

## Hyde Park Residences Inc. in Richmond

- Rapidly expanding Ottawa market
- The potential for exceptionally high demand
- Scalable community design approach
- Next generation of community home building
- New community based services
- An intelligent, practical solution to a growing problem
- Environmentally friendly design
- Experienced and dedicated management team
- Solution is proven. Third project with homes in production

## Hyde Park Canada

### The Management Team

#### **Steve Hyde, President**

Mr. Hyde has more than 30 years in the construction industry with some of the largest builders in the world, including Morrison Knudson and Ellis-Don to name a few. His career has spanned the development and building numerous and varied projects including residential housing, apartment buildings, commercial malls, hospitals, air terminals and factories.

#### **Alan McCafferty, Finance and Technology**

Mr McCafferty has more than 20 years of working experience with some of the leading technology companies providing computer, telecommunications and healthcare technology. His work has focused on the development of both technology, financial and support solutions for these companies.

#### **Gladys Baart, Sales**

Mrs Baart has more than 20 years of servicing new and repeat Real Estate customers and continues to be exited by each experience and her love of the business. She understands the excitement as well as the stress of choosing a new life style and her motivation and energy is derived from these interactions with buyers and sellers.

#### **Anne Van Wyck, Marketing**

Anne brings more than 20 years of communications and media relationship building experience to the team. As a seasoned professional and a leader in her field, her experience comes from years of working on numerous projects and programs with Canada's telecommunication leaders.

#### **Matt Hyde, Construction**

Matt is the construction manager for Hyde Park in Richmond. Mr Hyde has been working in the construction industry for almost 7 years since he graduated from Algonquin College's Construction Engineering program.

#### **Andrew Stockman, Quality Assurance**

Achievement-oriented, results - generating leader with 16 years of senior Management experience in Fortune 500, high technology and government. Well organized, with a hands-on, team-oriented style, committed to customer satisfaction, and delivery of quality results, on budget and on time.

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## Why the World needs Hyde Parks – now

A Hyde Park home “is part of a larger community.” This is an idea whose time has come – and not a moment too soon. The United Nations, the World Bank, and Habitat for Humanity all agree that the global housing shortage is one of humanity’s most pressing problems. The world-wide demand for housing far outpaces supply. The main roadblock to increased production is that there have been no significant advances in traditional home building technology for decades. Hyde Park Canada, the developer behind Hyde Park in Richmond has taken on the mission to develop 25 Hyde Parks in the next 10 years as their way of addressing this need in Canada for people over the age of 55.

### Better Homes for the Environment

More trees are planted in the making of these homes

25% of the timber harvested worldwide goes to lumber used in traditional home construction and that’s a lot of trees. To offset this high demand for trees the unique design of Hyde Park courtyards ensures fewer trees in the construction of each home. We also plant more trees as a way of balancing the green equation or giving back to the environment. As these trees mature and provide shade and protection for the homes this also means that Hyde Park homes require less energy to heat and cool—making them much more energy efficient than traditional homes. However, this is only the beginning at Hyde Park Canada we’ve undertaken new research and development into smart homes, smart communities, new community power technology and waste disposal to reduce the overall environmental footprint of every new Hyde Park community.

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### An urban area that should only be seen in a museum



“Healthy communities where natural and historic resources are preserved, jobs are available, sprawl is contained, neighbourhoods are secure, education is lifelong, transportation and health care are accessible, and all citizens have opportunities to improve the quality of their lives.”<sup>6</sup>

“Transport and planning policies are creating places that discourage physical activity and contribute to heart disease and rising obesity rates”<sup>7</sup>

## Frequently Asked Questions

**Q1: What is the actual entity that a participant lends money to?**

Hyde Park Residences Inc.

**Q2: What documentation do I have to complete?**

You will need to review and sign a mortgage participation agreement; this is the contract between you and Hyde Park Residences Inc.

**Q3: When do I receive interest payments?**

Interest is paid on the 15<sup>th</sup> of each month at which time you will receive 1% of the amount you have loaned. The only exception to this is the first month, depending on when you made the loan, the amount is pro-rated to the number of days that loan was for.

**Q4: How much profit does the company make on any given year?**

Hyde Park Residences Inc. (the company) is a not for profit company that has been in existence since 2002. The company has no profit although it maintains reserves to ensure that there are sufficient funds in the future to repair and replace several elements in the community.

**Q5: Can I see the company's Financial Statements?**

Yes, past year Financial Statements can be made available.

**Q6: How many assets and liabilities does the company have?**

The company owns all the land and the buildings because of the use of the life lease model. The operation of the company is funded by the residents who pay monthly fees not unlike a condo fee. This fee has been calculated to ensure that all the reserves are maintained. The fees are also reviewed yearly and adjusted if there is a need.

**Q7: Who can participate or lend money to the project?**

A private mortgage has been registered and as a group, participants lend money into this mortgage. A participant is person of legal age who can sign a contract with very specific terms in regards to rights, privileges, property ownership, the pro rata amount of an entire loan and how this is tied to the mortgage as well as the interest that is paid to the participant.

**Q8: What is the priority for the people who lend money into the syndicated mortgage?**

The risk of this loan is offset by the 12% rate of return. Participants' loans are secured against the property and project which has a greater value than the syndicated mortgage. The agreement has built safeguards where in the event of unfortunate and unforeseen circumstances such as the developer's untimely death or abandonment of the project the participants still hold the mortgage. As a group they can hire another builder to build the units etc..., complete the project and receive full interest payments until the mortgage is fully paid out.

**Q9: How do participants get their loan out?**

The syndicated mortgage is tied to a phase of construction and a budget is established so that as the end of the phase is completed participants who have loaned money against that phase have the ability to extract it.

**Q10: The loan is to build housing units are these units built on speculations?**

No, Hyde Park Residences Inc. is not a speculation builder. Homes are built in groups of five and construction starts only when 4 or 5 are sold. History has shown that when it's done this way, the 5th home sells before construction on a block of 5 is completed.

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## To Participate in the Hyde Park Syndicated Mortgage. Contact us.

If you're interested in the Hyde Park Residences Inc. growth opportunity, please contact us we're interested in hearing from people who want to participate with us and, of course, home buyers.

Hyde Park Residences Inc.  
6143 Perth Street  
Ottawa, Ontario  
K0A 2Z0 Canada

613-838-2902

[www.hydeparkrichmond.com](http://www.hydeparkrichmond.com)