

Hyde Park Syndicated Mortgage: limited opportunity for existing and new participants

Purchasing an Immanuel House suite using the syndicated mortgage:

		Mth 1	Mth 3	Mth 7	Mth 10	Mth 14	Mth 18
SM Commitment	\$156,000	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560	\$1,560
Suite cost		Interest payments during the construction phase					Monthly income

Interest, inducements and income after 18 months : \$38,080

Syndicated Mortgage Summary:

- Participation is in the form of a private loan that pays 12% interest per annum, plus a 1% inducement bonus on the net revenue of all units sold prorated to your loan;
- Your loan is secured by real-estate that's registered with the Ontario Land Registry Office;
- Interest is paid on the 15th of each month;
- The project is phased so that the loan is fully paid out at the end of the phase; and
- Since 2003 more than \$1,000,000 in interest and inducements payments have been made.

Purchasing an Immanuel House suite:

		Mth 1	Mth 3	Mth 7	Mth 10	Mth 14	Mth 18
Reservation	\$5,000						
25%	\$34,000	\$130	\$130	\$130	\$130	\$130	\$130
25%	\$39,000		\$130	\$130	\$130	\$130	\$130
25%	\$39,000			\$130	\$130	\$130	\$130
15%	\$23,400				\$78	\$78	\$78
10%	\$15,600					\$52	\$52
Total Suite Cost	\$156,000	\$130	\$260	\$390	\$468	\$520	\$1,560
		Interest payments during the construction phase					Monthly income

Interest and income after 18 months: \$7,982

Notes:

1. \$5,000 reservation;
2. 25% after the site plan is approved;
3. 25% after the issue of the building permits;
4. 25% when the roof top is installed;
5. 15% when the building is closed in;
6. 10% when the building is completed;
7. Interest payments on the Immanuel House Ownership Program are prime + 2% until the switch to monthly income; and
8. The first interest payment includes the reservation amount.

The examples are based on a suite purchase price of \$156,000 and inducements are based on apartment sales in Immanuel House. Inducements are calculated as the prorated amount from the gross revenue minus the GST of the units. The information with regards to Hyde Park Residences Inc.'s syndicated mortgage is not to be duplicated in whole or in part without the express written consent of Hyde Park Residences Inc. 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. This syndicated mortgage has certain risks and is not for everyone, please read the terms, conditions and limitations of the mortgage participation agreement and other documents to consider the objectives, risks and charges before making such a loan.