

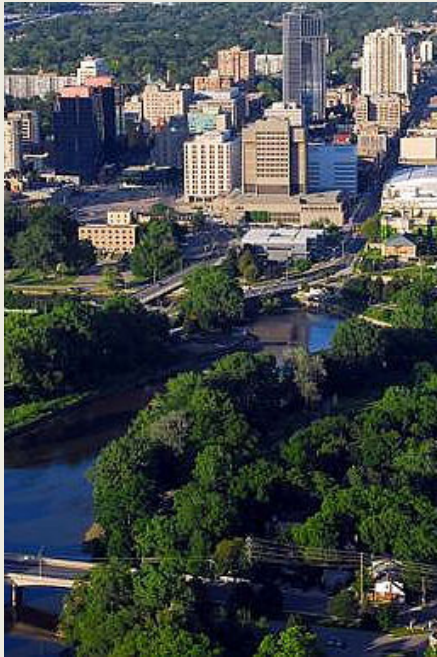


Investment and  
Economic Prosperity  
#IdnSISS



# Social Innovation Shared Space



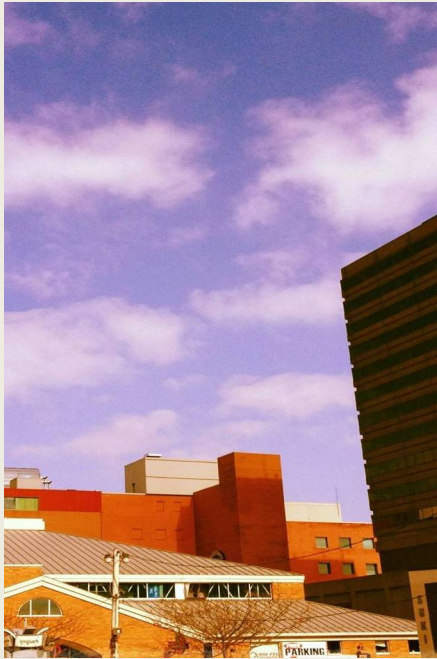




To spark  social  innovation  and change



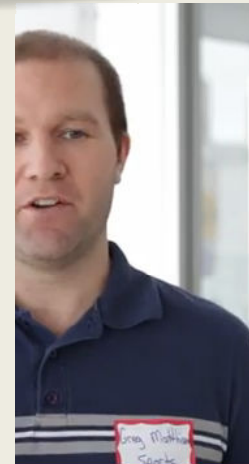
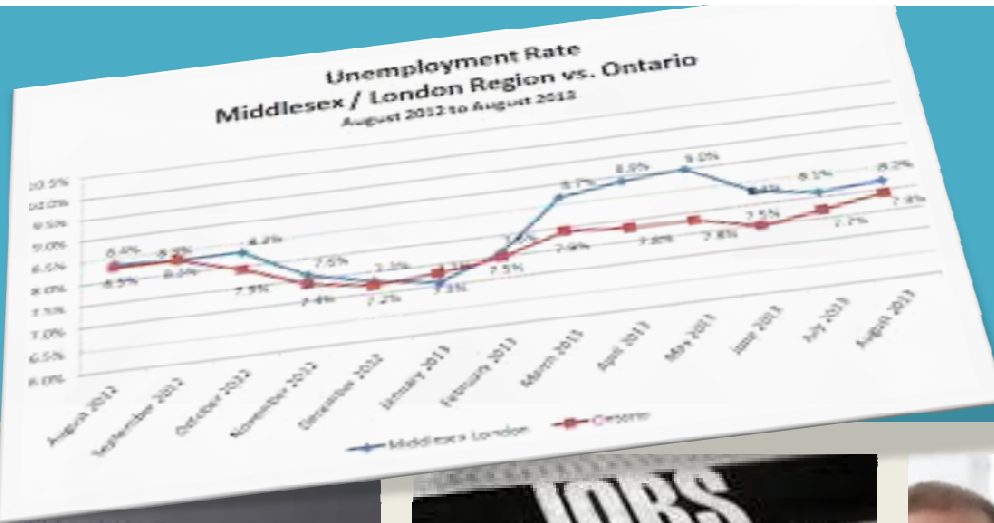




# Invitation to partner:

- capital grant
- interest-free loan
- navigating permit process
- become a tenant
- be a champion





New innovations and cross-sector collaboration are key to turning these challenges into opportunities.



Social Innovation Shared Space

[Video](#)



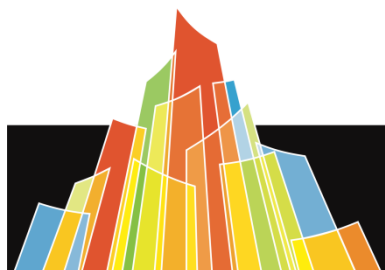
## Advancing London's Prosperity Agenda

- ✓ 3 design jams + 1 bus trip + 4 videos + 2 pre-app surveys
- ✓ Feasibility Study + business plan + financial model
- ✓ Legal structure + alignment with mission/strategic direction
- ✓ Building search: extensive review of 3 properties
- ✓ Met with commercial lenders, sent proposals to social lenders:  
2 committed (\$700,000); 2 in discussion
- ✓ Kicked off applications for grants
- ❑ Acceptance of a conditional offer to buy
- ❑ Finalize grants & financing; possible community bond
- ❑ Target for doors open: March 31, 2014



## Milestones





emerging  
leaders



**PILLAR**  
nonprofit network



LONDON  
COMMUNITY  
FOUNDATION



London **Arts** Council

London  
*Heritage*  
Council

Assistance Dogs Research and Support

ATN Access Inc.

Benedict Creative Communications

Blacklight Media

Caesura Letters

Campus Swaps

Canadian Latin American Association

Canadian Mental Health Association - London Middlesex

Centre for Planetary Science & Exploration  
chronicclinic.ca

Leadership Institute Inc.

Horizon Leadership

Johnny Fansher Financial

Kandied/Ladies Learning Code/Startup London

King's University College

Kovacs Group Inc.

Latino Canadian Community Corporation

Learning Disabilities Association - London Region

Light For All

London Arts Council

London Employment Help Centre

London Fringe Festival

Recovery Canada

Seniors Access Inc.

Simalam

Single Women in Motherhood Training Programs

Sisters of St. Joseph

siTechnologygroup

SNAP London

Social Finance London

St. Andrew Memorial Anglican Church

St. Peter's Cathedral

Student CED Community Economic Development

Tamarack Institute



**Potential  
Tenants**

## Revenues

- Office rental income (\$15/sqft net) variable on building selected
- Private & flex-desks (\$100-\$400) \$100,000 growing to \$200,000
- Events \$20,000 growing to \$90,000

## Expenses

- Incremental Pillar Operating Costs \$200,000 growing to \$300,000
- Building Maintenance variable on building selected

## Capital Budget

Furniture and Equipment	\$500,0000
Reserves	\$25,000 - \$50,000 / yr

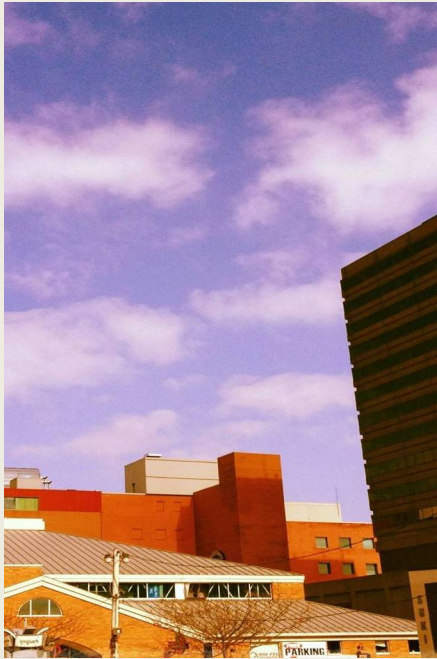
## Financing

- Traditional mortgage (65% of post-development appraised value)
- Loans from social investors, both national and local & Grants



# Financial Picture





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