



ST. CLARE'S HOUSING

138 Pears Avenue, Toronto, ON M5R 3K6
Phone: 647-483-2445 Email: 138pears@stclares.ca
Charitable Registration Number: 87305-8192 RR0001

138 Pears Avenue Capital Stack

Capital Costs

1. Building Acquisition	6,500,000
2. Land Transfer Tax	100,000
2. Renovations (Phase 1)	1,000,000
3. Municipal Fees & Charges	0
4. Soft Costs	425,000
5. GST	35,000

Total Capital Costs (\$84,000 per unit): 8,060,000

Appraised Value (inc. renovations) (\$70,000 per unit)

6,700,000 Financing

Mortgages	1. First Mortgage	4,000,000 (60% of value)
	2. Second Mortgage	600,000 (9% of value)
	3. City Capital Revolving Fund loan	500,000

Total Mortgages 5,100,000

Grants & Equity	4. Federal Government - SCPI	3,000,000
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Total Grants and Equity 3,000,000

Other Grants or Assistance

As with 25 Leonard we were able to secure rent supplements (for 85% of the units). The City once again assisted St. Clare's by waiving municipal taxes to help make the project affordable.

138 Pears Ave.

In September 2004 St. Clare's more than doubled its size when we purchased 138 Pears, a 7 storey former hotel with 96 units built in 1973. The building needed extensive capital improvements when it was purchased. We developed a comprehensive capital program including enclosing the balconies to provide tenants additional space. With 138 Pears we were



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able to get tenants in and operate the building and make capital improvements slowly over time as funds became available.

Acquisition – Funding the Deposit

St. Clare's purchased 138 Pears without assistance. A 5% deposit at time of offer is standard. To make the offer St. Clare's had to find \$300,000.

Again the equity and the cash flow in 25 Leonard was put to good use to secure a loan for the deposit. The Canadian Alternative Investment Co-op (CAIC) agreed to provide a \$300,000 third mortgage for four months to provide the deposit. The loan was paid backed in full when the purchase transaction was completed and the permanent financing was in place.

GRANTS

Federal Contribution

The federal government provided a \$3 million grant from Supporting Community Partnerships Initiatives (SCPI) program which covered half the purchase price.

Mortgages

First and Second Mortgage

Peoples Trust provided a first \$4 million mortgage for the closing and initial development costs. Peoples Trust also provided a \$600,000 second mortgage which we used for urgent capital improvements (replacing the roof, exterior decking and concrete repairs to the balconies).

In 2006, Peoples Trust increased the mortgage by \$350,000 to allow us to upgrade the fire/life safety systems in the building.

City Contributions

The City provided a \$500,000 loan at 3% from the Capital Revolving Fund.

Funding the Balcony Enclosure

In 2010 and 2013 St. Clare's received capital grants to enclose the balconies which included replacing the heating risers. The total cost to enclose the balconies was \$2.1 million. In 2010, we received a \$905,636 grant from the Residential Rehabilitation Assistance Program (RRAP) administered by Canada Mortgage and Housing Corporation (CMHC). In 2013, we received a \$922,558 grant from the federal Homelessness Partnering Strategy (HPS) to enclose the balconies on the north side of the building and \$101,000 from the federal Housing Stabilization and Support Fund (HSSF) for a new chiller. The balance of the cost to enclose the balconies was covered by St. Clare's using its reserve funds and operating surpluses.