



# Impact Investment Housing Opportunities

ACCREDITED INVESTORS MAKING A DIFFERENCE IN THEIR COMMUNITIES

## Canada-wide Privately Sponsored Affordable Housing

Anhart Investments Limited serves as the General Partner of the Anhart Affordable Homes 2019 Limited Partnership. This partnership has extended its reach by incorporating non-profit entities across all 10 Canadian provinces and three territories. Together, the entities operate under the umbrella of the Anhart Affordable Housing Corporation, dedicated to the development of affordable housing solutions.

Anhart adopts a comprehensive five-step business strategy that has proven effective in its mission. This approach involves community engagement as a foundational step, followed by establishing private land contacts, leveraging impact investments, engaging in collaborative design processes, and implementing innovative construction methods.

Central to Anhart's model is its facilitation of financing arrangements and the subsequent sale of completed affordable housing centers to established local non-profit housing providers. This streamlined process ensures that communities receive tailored, sustainable solutions to address their affordable housing needs effectively.

## 10,000,000 Unit Offering

Anhart extends an invitation to accredited investors, offering 10,000,000 units for investment. Additionally, Anhart has contributed 16,000,000 units to the Limited Partnership through two housing properties. External impact investments are welcomed and can be directed towards supporting Anhart's ongoing affordable housing projects within local communities.

To gain deeper insight into Anhart's investment opportunities and comprehensive business plan, we encourage you to request Anhart's investment and business plan brochures. These resources provide detailed information on our strategies, objectives, and the positive impact we aim to achieve in communities through sustainable housing initiatives.

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# RISK FACTORS

## UNDERSTANDING THE RISKS FOR IMPACT INVESTORS

### Forward Looking Statements

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### For More Information

For personalized contact with Keith Gordon, co-founder of the Anhart Global Network, email [keith.gordon@anhart.ca](mailto:keith.gordon@anhart.ca) and ask for an LPA term sheet, Business Plan, Disclaimer, and make an inquiry appointment.



# 441– 449 East Pender Vancouver, BC Canada

**2,000,000 UNIT OFFERING**

## New Supportive Housing Micro Suites

Anhart is currently spearheading the development of over 70 supportive housing units located at 441-449 East Pender. This forward-thinking initiative aims to introduce a replacement model for Vancouver's aging Single Room Occupancy hotels (SROs). Upon the completion of the East Pender project, existing tenants of the Dodson Hotel, also owned by Anhart, will be offered the opportunity to transition into new, self-contained micro suites.

Situated in the heart of the Strathcona residential neighborhood within Vancouver's Downtown Eastside, this housing center will provide essential amenities, including kitchen and bathroom facilities in every suite, as well as a communal area for dining, laundry, and social activities. Additionally, the development emphasizes environmental sustainability, incorporating advanced efficiencies to reduce its ecological footprint.

For further details regarding 441-449 East Pender and to explore potential impact investment opportunities, please don't hesitate to request more information and schedule a meeting at your convenience.

# The Dodson Vancouver, BC Canada

1,000,000 UNIT OFFERERER

## SRO Conversion to 52 Micro Suites

Anhart's historic Dodson Hotel, located at 25 East Hastings Street in Vancouver, was built in 1915. The building now serves as a single room occupancy (SRO) supportive housing facility and is a vital home for 71 tenants. Operated by the Community Builders Group, the Dodson Hotel offers strong supports for tenants with health and safety needs.

The Dodson is one of over 150 single room hotels and rooming houses in Vancouver needing conversion to mixed income apartments. Through a proposed privately sponsored initiative, the Dodson conversion from 71 single rooms to 52 micro suites represents a pioneering model for SRO revitalization across North America. As a one-to-one replacement, the current Dodson are scheduled to transition to Anhart's new 71 micro suite development at 441-449 East Pender.

Anticipating a high-level conversion cost estimated at \$4M for consulting, labor, and materials, this project underscores Anhart's commitment to quality and innovation. The conversion holds the promise of enhanced Dodson's value, currently appraised as an SRO at \$13.2M. Moreover, it presents an opportunity for Anhart's housing partner, Community Builders Group, to purchase the Dodson property for long-term utilization as a mixed-income apartment complex, without the restrictions of SRO by-laws.

For further details regarding the Dodson and to explore potential impact investment opportunities, please don't hesitate to request more information and schedule a meeting at your convenience.



# Merritt Village Merritt, BC Canada

**2,000,000 UNIT OFFERING**

## 48 Entry Level Two and Three Bedroom Townhomes

Anhart's Merritt Village presents a promising opportunity to develop 48 entry-level townhomes on a picturesque 5-acre parcel in the charming town of Merritt, British Columbia, Canada. Currently in the Development Permit stage, this project is actively seeking impact investment partners.

Against the backdrop of Merritt's recent challenge — the loss of 300 homes due to a severe flood in low-lying areas of the city in 2021 — Merritt Village emerges as a model for hope and progress. Situated in the city's higher elevations, this development symbolizes a positive, forward-looking approach to upgraded housing solutions.

Merritt Village features a thoughtfully designed strata development comprising 24 three-bedroom and 24 two-bedroom homes, thoughtfully arranged across 12 four-plexes. The community ethos is enhanced by amenities such as a children's playground and strategically placed park benches offering expansive views of the surrounding mountains.

In a bid to enhance accessibility for lower-income individuals, Anhart has made provisions to facilitate local non-profits in purchasing one or more of the four-plexes. This approach enables these organizations to rent out the homes to their constituents, fostering inclusivity and community cohesion within Merritt Village.

For further details regarding Merritt Village and to explore potential impact investment opportunities, please don't hesitate to request more information and schedule a meeting at your convenience.



# Kwas House Hope, BC Canada

**2,000,000 UNIT OFFERERING**

## 14 Suites for Adults with Cognitive Disabilities

Kwas House is 14 thoughtfully designed one-bedroom and studio apartments built on generously donated land. With local donations totaling \$1,100,000 to date, this community-driven project embodies the spirit of compassion and solidarity.

These affordable housing units are purposefully constructed to cater to the needs of adults with cognitive disabilities and community-minded seniors. Kwas House is being developed by Anhart for the newly established Fraser Inclusive and Supportive Housing Society (FISH), an independent registered charity with its roots firmly established at the Hope Association for Community Living (Tillicum).

Designed as a three-story residential structure, Kwas House prioritizes aesthetics, durability, and environmental responsibility in its material selection. Each suite has a private balcony or outdoor space, offering panoramic views of the majestic mountains adorning the District of Hope.

Functionality lies at the heart of Kwas House's design ethos. The housing centre maintaining a comfortable temperature year-round to providing fully equipped kitchens, spacious bathrooms, and cozy living areas, each detail is meticulously crafted to enhance the residents' quality of life.

Four of the suites within Kwas House are fully accessible, featuring specially designed sinks, cupboards, and bathrooms tailored to residents with extra mobility requirements. With amenities such as an elevator, outdoor spaces, and accessible parking, Kwas House sets a new standard for inclusive and supportive housing initiatives.

For further details regarding Kwas House and to explore potential impact investment opportunities, please don't hesitate to request more information and schedule a meeting at your convenience.



# Downtown Revitalization Winnipeg, MB Canada

**4,000,000 UNIT OFFERERING**

## 1,000 Affordable Homes Needed in Downtown Core

The Downtown Winnipeg Revitalization project proposes the creation of 1,000 new entry-level homes, promising not just housing but a transformative upliftment for the heart and soul of the city. This visionary plan, born and bred in Manitoba, is a testament to collaborative development, led by non-profit entities in conjunction with impact investors and governmental support across Canada.

The planned entry level rental suites are designed to cater to the diverse needs of Winnipeg's populace. From indigenous persons and new Canadians to seniors, small families, and those with modest incomes, these homes offer a haven of opportunity and inclusivity.

The proposed success of this endeavor is a testament to the collective intelligence of various stakeholders. It harnesses the expertise of local intelligence, the altruism of businesses, the experience of community organizations, the craftsmanship of builders and consultants, and the support of compassionate government entities.

For further details regarding Downtown Winnipeg Revitalization and to explore potential impact investment opportunities, please don't hesitate to request more information and schedule a meeting at your convenience.

# Let's Chat

THE OPEN DIALOGUE APPROACH



## CALL

Call and leave a detailed message for a prompt call-back!

**604.539.6259**



## ZOOM

Email to arrange an Zoom video call and then let's talk!

**keith.gordon@anhart.ca**



## IN PERSON

Call or email to arrange an in-person meeting in Vancouver, or your town or city the next time we are in your area!



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