



## GreenSmart Building Envelope Modernization Program

Fully Financed | No Deposit | Energy Positive Retrofit | Get Your Free Assessment

### Scope of Work

Our building envelope retrofit combines multiple upgrade elements into a single, fully financed package. This holistic solution modernizes your building, enhances energy efficiency, improving resident comfort.

#### New Technology Windows



Advanced energy-efficient Triple-pane, low-e, argon-filled windows reduce heat loss and improve comfort.

#### Solar Cladding



The Impact of  
**Solar Panel Facades**  
on Sustainable  
Construction

 GREENMATCH

Vacuum-insulated solar cladding with R-24 continuous exterior insulation

## High-Performance Insulation



Revolutionary solar cladding system that generates energy while providing superior insulation.

## Plumbing & Exterior Wiring



Modernized infrastructure neatly concealed within the cladding and balconies.

## Balcony Renovation



Complete balcony retrofit, integrated system with modern membranes, railings and drainage.

## Energy Compliant Appliances



Support infrastructure for energy-efficient Washer & Dryer in every unit.

## Overview of the Building Envelope Solution

### Features Included:

1. **New Technology Windows**
2. **Solar Cladding**
3. **Insulation**
4. **Plumbing and Exterior Wiring** (hidden in the cladding and balconies)
5. **Energy Compliant Washer and Dryer** (in each unit)

### 💰 Conventional Solution

Component	Typical Market Cost
Balcony retrofit	\$10,000
Plumbing replacement	\$20,000
High-performance windows	\$7,000
Rebate	-\$2,000
<b>Total</b>	<b>\$35,000</b>

### 💰 GreenSmart Modern Solution

Component	Typical Market Cost	Extra Included in Program
Balcony retrofit	\$8,000	<input checked="" type="checkbox"/> Included
Plumbing replacement	\$3,000	<input checked="" type="checkbox"/> Included
High-performance windows	\$7,000	<input checked="" type="checkbox"/> Included
Solar cladding & insulation	\$15,000	<input checked="" type="checkbox"/> Included
Exterior wiring hidden in cladding	\$2,000	<input checked="" type="checkbox"/> Included
Energy Efficient Washer & Dryer	\$2,000	<input checked="" type="checkbox"/> Included
Rebate - Plumbing	-\$1,000	
Rebate - Windows	-\$2,000	
Rebate - Cladding	-\$2,000	
Rebate - Insulation	-\$2,000	
Rebate - Solar	-\$3,000	
<b>Total</b>	<b>\$27,000</b>	

#### Additional Benefits:

**Thermal Insulation Savings** **\$300 per year**

**Solar Electricity Savings Income** **\$1,200 per year**



## Cost & Value Comparison

GreenSmart's comprehensive package with significant long-term savings and rebates

Traditional Approach	
Windows:	\$7,000
Plumbing:	\$20,000
Balconies:	\$10,000
Rebate:	\$2,000
<b>Total:</b>	<b>\$35,000</b>

Greensmart Solution	
Total project	\$37,00
Government/utility	\$10,000
<b>Net</b>	<b>\$27,00</b>
Save \$8,000 vs Traditional With Many Extra Benefits	

## What Is Included for Every Unit

1. Triple-pane, low-e, argon-filled windows (regular price \$7 k)
2. Vacuum-insulated solar cladding + R-24 continuous exterior insulation
3. Balcony membranes, railings and drainage (regular price \$10 k)
4. All plumbing stack replacement to suite shut-offs (regular price \$20 k)
5. Exterior 240 V wiring concealed in cladding (ready for in-suite W/D)
6. Energy-Star heat-pump washer + ventless heat-pump dryer (supplied & financed)
7. 10-year labor & materials warranty, 25-year cladding warranty
8. Project management, permits, engineering, disposal – all included



## Finance Package – Strata Pays \$0 Up-Front

Our unique financial model makes this upgrade accessible and affordable

### Financing Details

- Greensmart arranges 100% building-level financing
- 25-year amortization at a 7.5% fixed rate
- No personal qualifying, no deposit, no strata levy
- No lien on common property

### Monthly Costs & Savings

Monthly Strata Payment: **\$258 per unit**

Monthly Offset Created:

Thermal/gas savings: **~\$50/month** - Solar-cladding electricity revenue: **~\$110/month**

**Net Monthly Cost: \$98/month**

After 25 years, the payment ends, but the savings and revenue continue for the life of the building.



## Tax Write-offs for Condo Owners

The Canada Revenue Agency (CRA) classifies the \$19,000 portion of the special levy as "energy-conservation & renewable-generation," making it **100% deductible** against rental income or future capital gains on sale.

### Total Tax Write-off: **\$19,000**

(non-refundable, but can be carried forward or back)

**Year 1 - \$10,000**

**Year 2 - \$4,000**

**Year 3 - \$2,600**

**Year 4 - \$1,100**

# Approval, Timeline & Added Value

## Timeline

- **Strata Approval:** Requires a  $\frac{3}{4}$  vote at an AGM or SGM
- **Project Timeline:** 12–16 weeks total
- **Staging:** By floor with no resident relocation required

## Added Value

- **Reserve-Fund Credit:** \$350k of future envelope work eliminated
- **Property Value Increase:** \$50,000 to \$70,000 per condo
- **Improved Depreciation:** Depreciation Curve improvement immediately

## Benefits

- **Energy Savings:** Immediate reduction in utility costs
- **Comfort:** Improved temperature control
- **Maintenance:** Reduced future repair costs

## The Market & The Urgency to Act Now

The real estate market is facing challenges. Old buildings requiring repairs have seen values drop significantly, and this trend is predicted to continue. When a building reaches 50 years old, insurance companies and Fire Marshalls often compel condo corporations to undertake expensive repairs. Falling property values combined with rising interest rates can make refinancing difficult, potentially forcing owners into panic selling. Our project can mitigate more than half of these potential appraisal losses.

## Act Before Incentives Expire!

Government incentives are set to expire in 2028. With a 6-month lead time for equipment orders and a year for installation, the window of opportunity is closing.

**To take advantage of these programs, you must act within the next 6 months, or you will run out of time.**

## Ready to Transform Your Building?

Contact **GreenSmart Energy Solutions Ltd.** today for your free assessment  
**Transforming buildings for a sustainable future**

Yours Truly

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