

GreenSmart Building Envelope Modernization Program

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

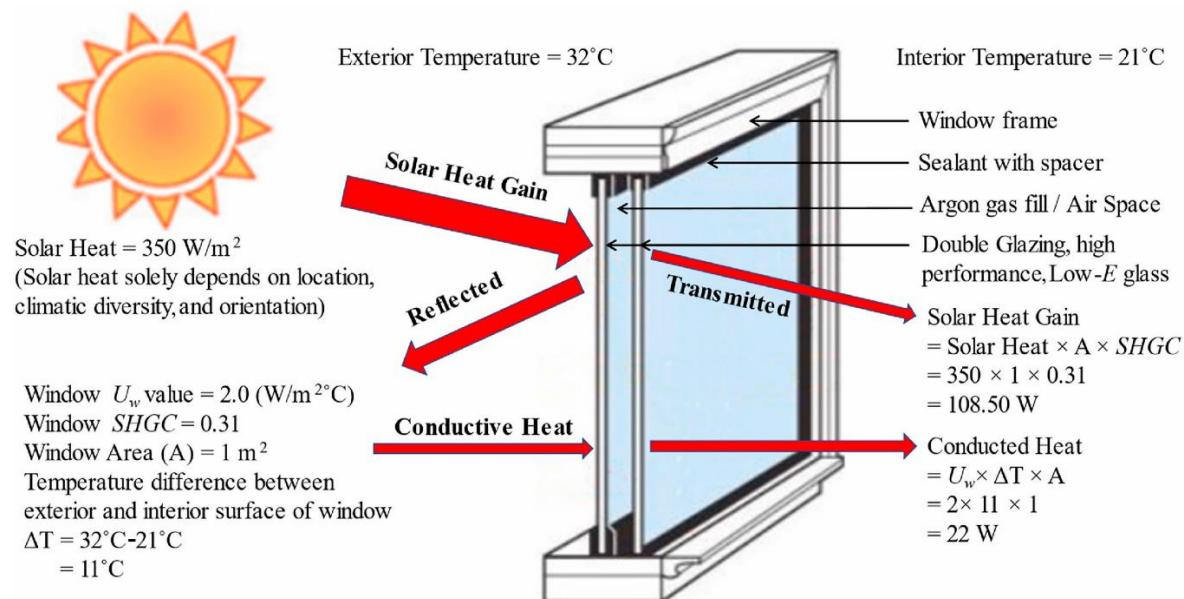
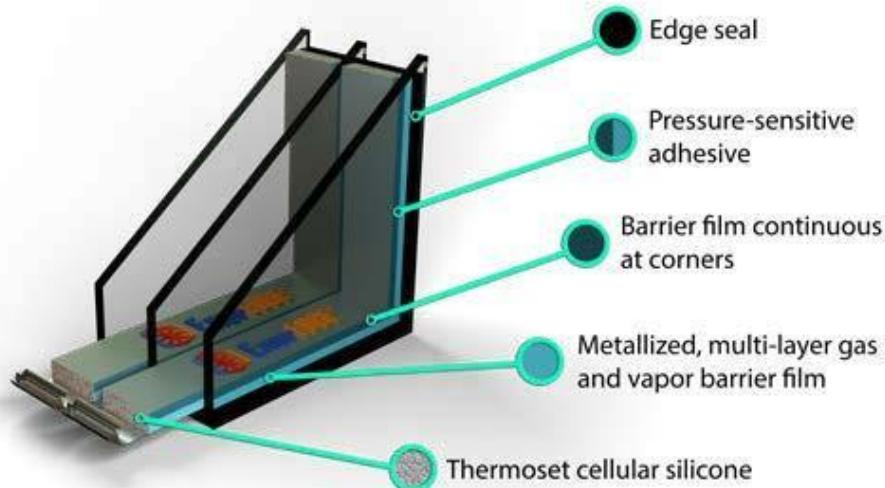
Comprehensive Scope of Work

 Fully Financed • No Deposit • Energy Positive Retrofit

Transform your building with our comprehensive retrofit solution that combines energy efficiency, solar generation, and modern amenities into a single, fully financed package.

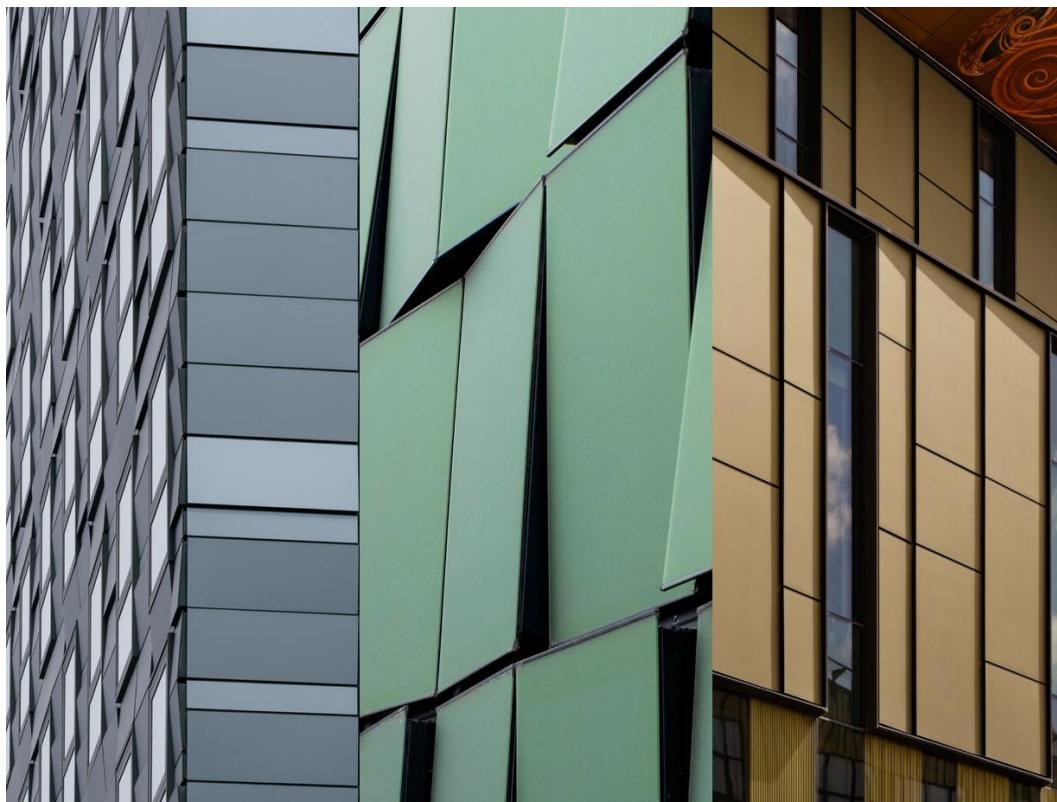
New Technology Windows

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



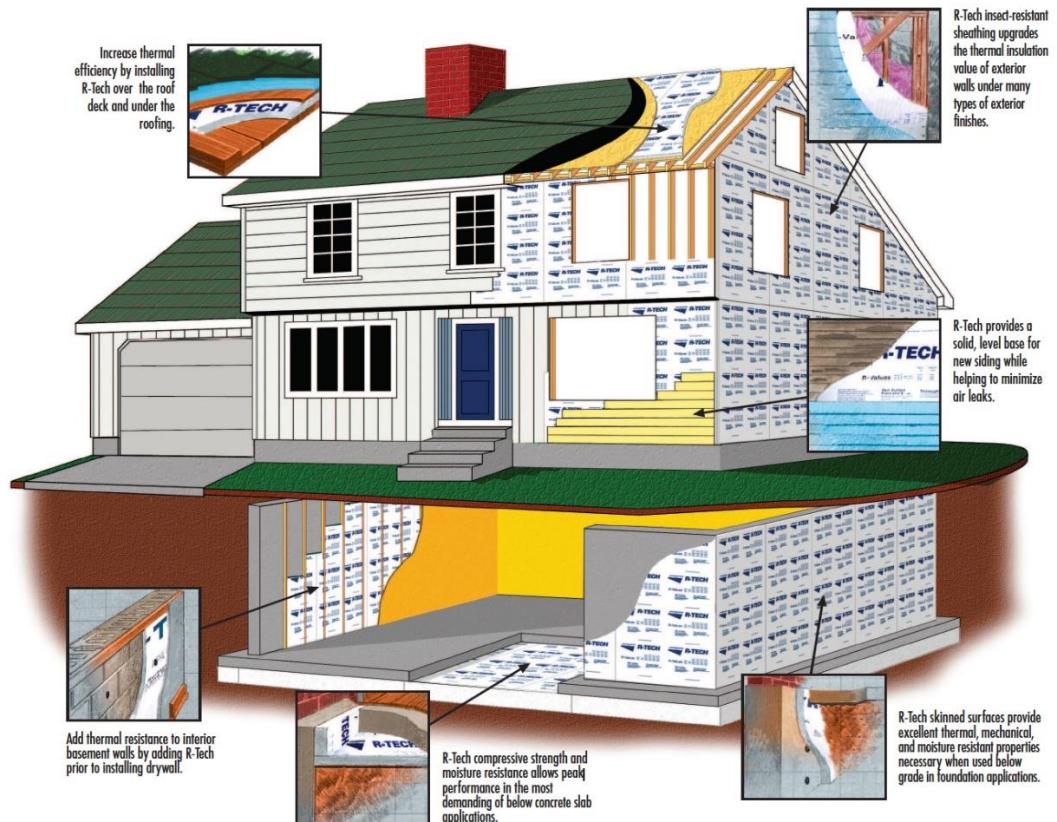
Solar Cladding

Revolutionary solar cladding system that generates energy while providing R-24 continuous exterior insulation.



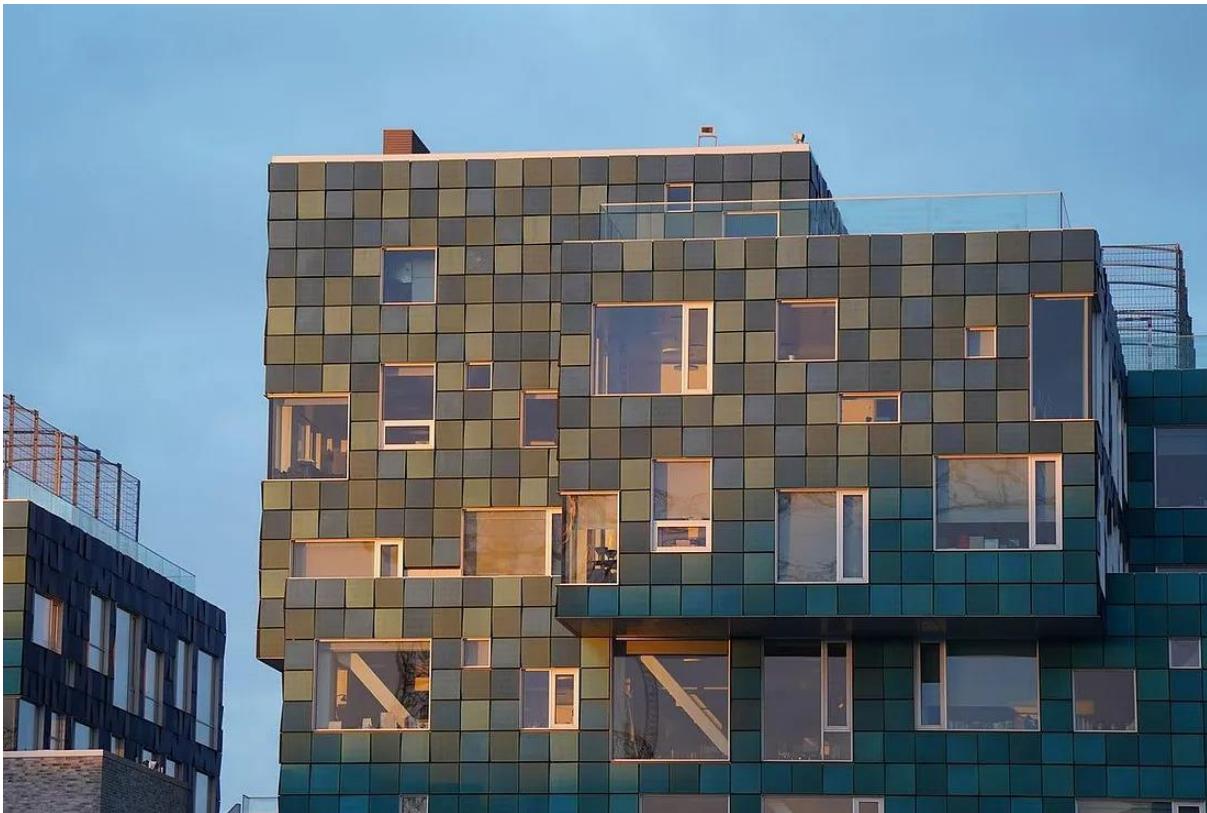
High-Performance Insulation

Vacuum-insulated solar cladding with superior thermal performance and energy generation capabilities.



Plumbing & Exterior Wiring

Modernized infrastructure neatly concealed within the cladding and balconies.



Balcony Renovation

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



Energy Compliant Appliances

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



Energy Efficient Building Structure

Learn about the fundamentals of energy-efficient building design and construction.



Green Building and Future of Construction

Explore the latest innovations in green building technology and sustainable construction practices.



Before & After Transformations

Building Facade Transformation

Complete envelope modernization with solar cladding integration

Before



After



Cost & Value Comparison

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

Conventional Solution

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

GreenSmart Modern Solution

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

Additional Benefits

Thermal Insulation Savings	\$300/year
Solar Electricity Savings Income	\$1,200/year

Finance Package – Strata Pays \$0 Up-Front

Our unique financial model makes this upgrade accessible and affordable

- 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 - **\$1,600**

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 Eco Capital Ltd. today for your free assessment

Transforming Buildings for a sustainable future.

Greensmart Eco Capital Ltd

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