

Segal Construction works with municipalities to deploy market-based attainable housing developments, addressing the housing crisis without using your operating or capital budgets. Partnering with us ensures efficient, cost-effective, risk mitigated housing solutions that benefit your community.

## Why Choose Our Compact Community?

### FLEXIBLE LIVING FOR EVERY STAGE OF LIFE

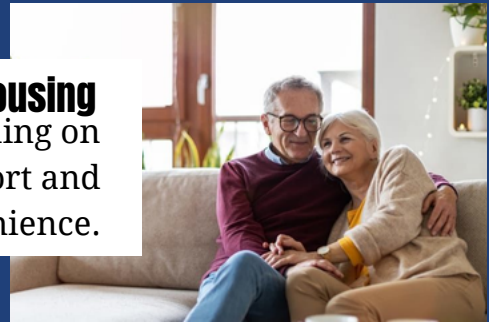


#### **Attainable housing for first-time buyers**

The ideal home for individuals or couples looking to start independent living.

Downsizing has never been easier with everything on one level, perfect for seniors seeking comfort and convenience.

#### **Seniors housing**



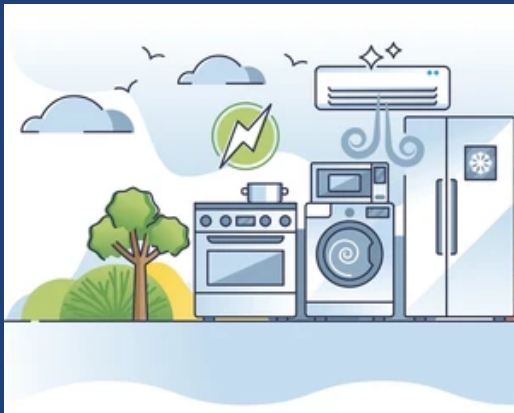
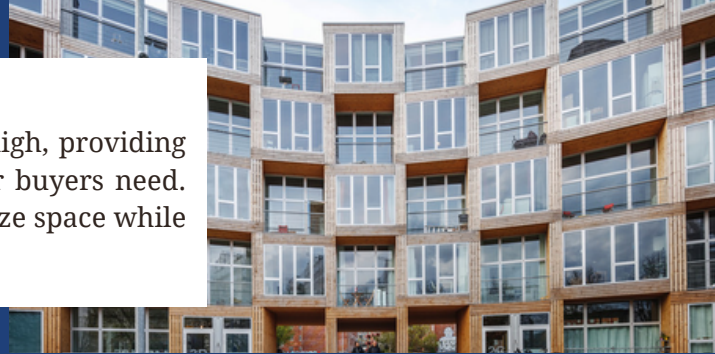
#### **Worker housing**

Flexible temporary housing solutions for local workers or contractors seeking modern, comfortable accommodations.

## AFFORDABLE AND ACCESSIBLE HOUSING SOLUTIONS

### Innovative, Stackable Design

Our homes can be stacked up to 3 units high, providing flexibility for growing communities or for buyers need. Stackable units make it possible to maximize space while keeping the community feel.



### Energy-Efficient Features

LED lighting, spray foam insulation, and energy-efficient heating systems ensure your home is designed to conserve energy and reduce utility costs. It also include modern, energy-efficient appliances for everyday use, combining sustainability with functionality.

### Accessible and Flexible Living Spaces

Fully accessible designs, step-free living on one level makes these homes perfect for seniors or anyone seeking mobility-friendly spaces. Each unit's Priced between \$250,000 and \$300,000, making homeownership attainable for a wide range of buyers.



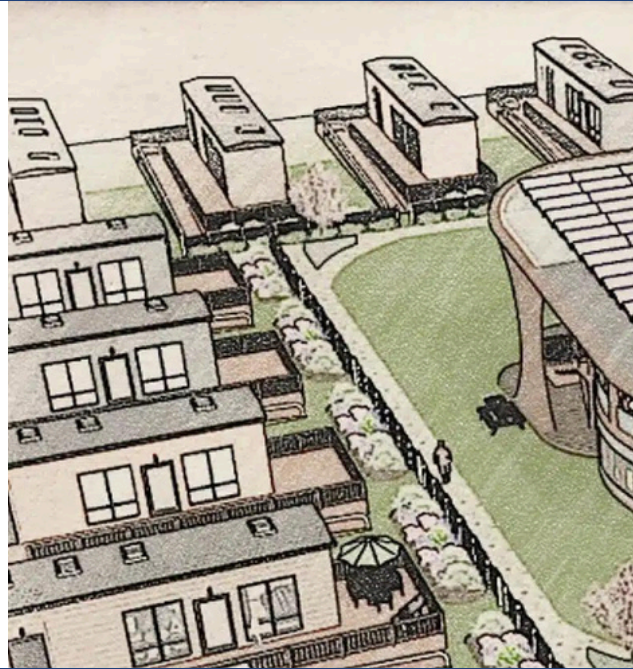
### Supportive Community Features

A multi-purpose central building with shared amenities and gathering spaces for the whole community. Private patios, community gardens, and walkable pathways designed for relaxation and easy access.

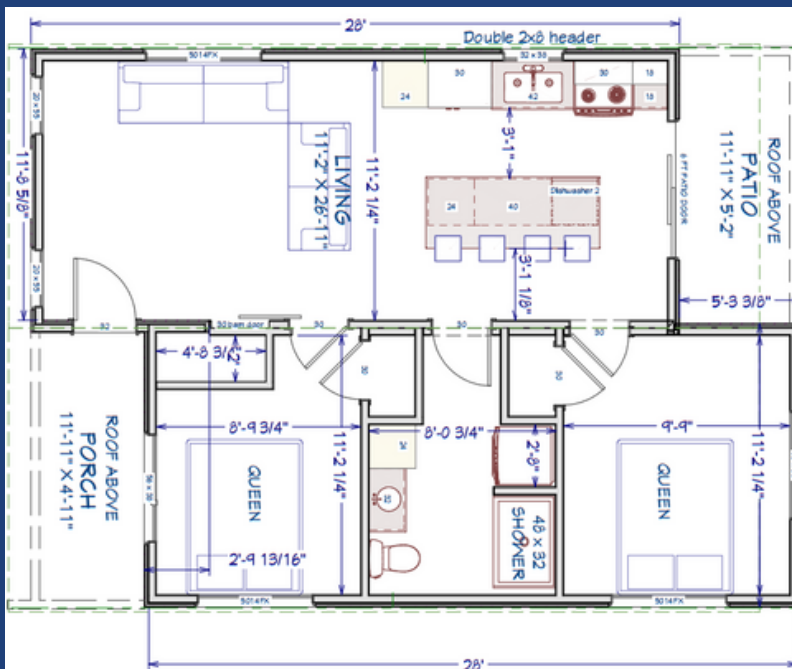
**BUILD AND PURCHASE IN STAGES: A RISK MITIGATION STRATEGY**

**Build only what's needed**

We are committed to building homes based on demand. If a home doesn't sell, we pause further construction, ensuring we only create housing that is needed. Homes are built and sold in stages of 3 units, allowing for a flexible and personalized buying experience. Own the land: Once sold, homeowners not only own the home but also the parcel of land if subdivided, allowing for mortgage financing as traditional property ownership.



**ATTRACTIVE INVESTMENT:  
10% IRR OVER 30 YEARS**



Each unit offers an attractive internal rate of return (IRR) of 10% over 30 years, making these homes a smart investment for homeowners or investors looking to secure long-term value while enjoying a sustainable, flexible living space.



## KEY FEATURES



Eco-friendly construction:  
Modern materials and  
designs reduce  
environmental impact.



Prefabricated in Kingston,  
Ontario: All units are built in a  
CSA-approved factory and are  
constructed to meet the Ontario  
Building Code standards.



Includes a Tarion warranty,  
ensuring peace of mind for  
buyers with the highest  
quality standards.



Stackable units for greater  
density: Perfect for those  
looking to expand or  
optimize their living space.

## Find Your Ideal Home

Whether you're looking to enter the housing market, downsize as a senior, or provide temporary housing for workers, our stackable, affordable homes offer a flexible, sustainable solution for your living needs. With an IRR of 10% over 30 years and a risk mitigation strategy that builds only as demand grows, your investment is in safe hands.