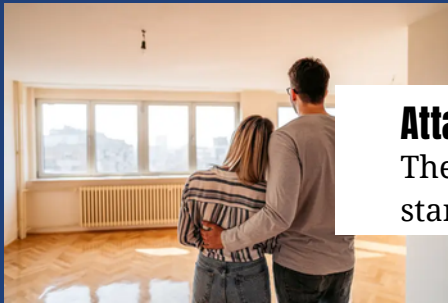


Segal Construction works with municipalities to deploy market-based attainable housing developments, addressing the housing crisis without using your operating or capital budgets. Partnering with us ensures efficient, cost-effective, risk mitigated housing solutions that benefit your community.

Why Choose Our Compact Community?

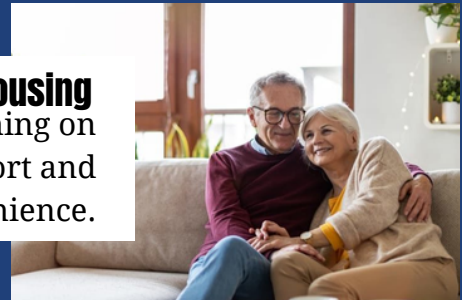
FLEXIBLE LIVING FOR EVERY STAGE OF LIFE



Attainable housing for first-time buyers

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

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



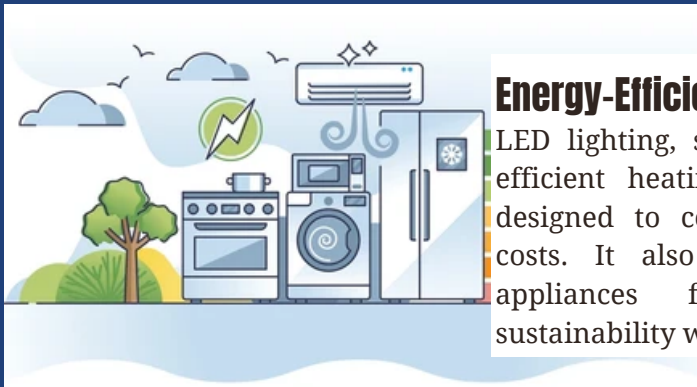
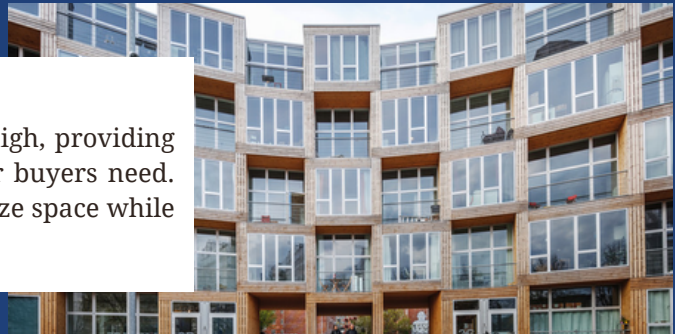
Worker housing

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.



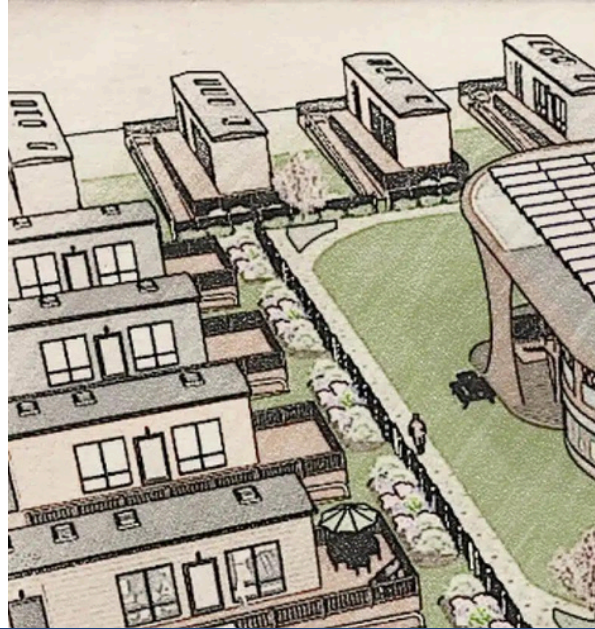
Supportive Community Features

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.

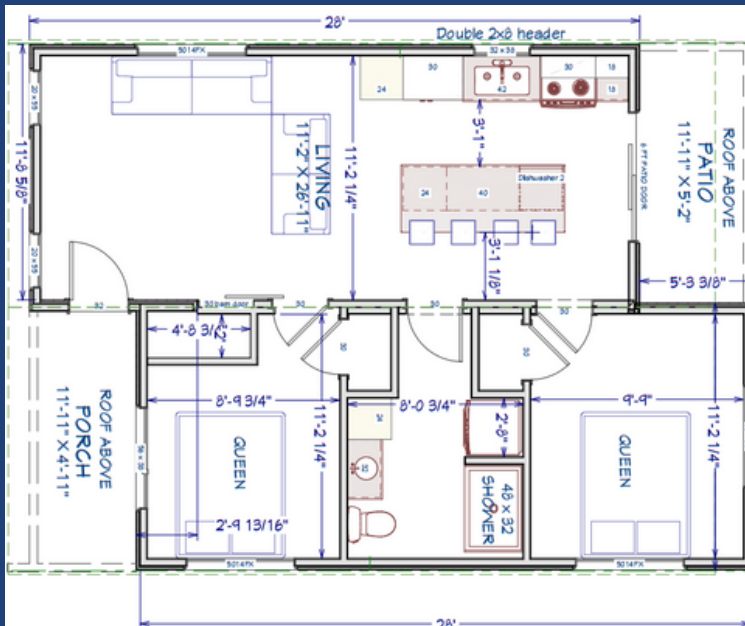
BUILD AND PURCHASE IN STAGES: A RISK MITIGATION STRATEGY

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.