

Grand River Modular

# The Minisi



Sales Proposal 2025



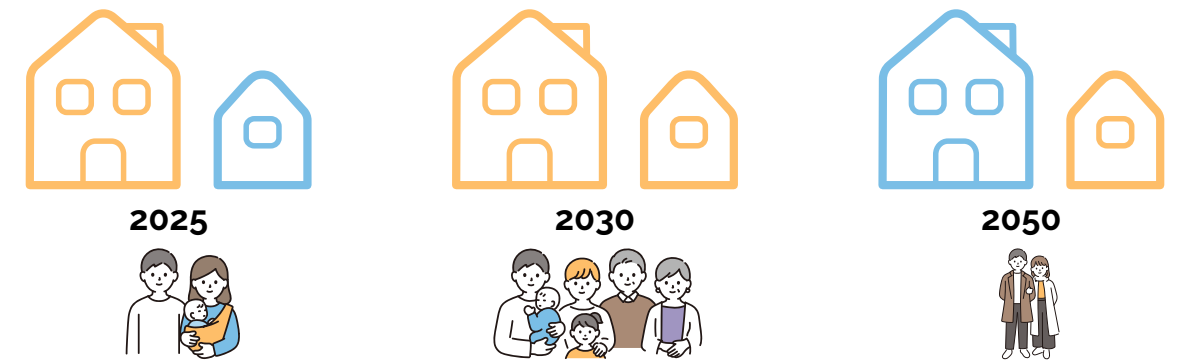
# WHAT IS AN ADU?



## ENDLESS POSSIBILITIES

Imagine a cosy backyard cottage with a lush garden view or a sleek, modern loft above your garage. ADUs are not just spaces; they're opportunities for creativity and lifestyle enhancement.

- An Accessory Dwelling Unit (ADU) is a versatile and secondary housing option situated on the same grounds as an existing home.
- Often referred to as granny flats, lane way houses, or in-law suites, ADUs are not one-size-fits-all; they come in various forms such as detached units, garage conversions, or basement apartments, each with its unique charm and functionality.
- When money is tight and your household is getting busier, finding a cost-effective way to add more living space is crucial. The ability to add living space easily and affordably makes ADUs the perfect option for families looking to maximise their property potential.
- ADUs are more than just additional space; they represent a modern, eco-friendly approach to living.
- They can be custom-designed to fit the aesthetics of your existing home or stand out as a unique architectural feature, offering a sustainable and efficient way to expand your living area.
- One of the stand out features of many ADUs is their portability. Unlike traditional buildings, modular ADUs can be relocated, offering you unmatched flexibility. These units can be transported and reinstalled with relative ease, making them a long-term investment that moves with you.
- ADUs can benefit hugely from modular construction, meaning they can be built entirely off-site and show up at your door ready to go. Modular construction is less wasteful while being more efficient with faster build times since the units are fabricated in a factory setting.
- Before embarking on an ADU project, it's essential to understand the local zoning laws and building codes. These regulations determine the feasibility of an ADU on your property, including size restrictions and design requirements. A quick check with your local planning department can provide clarity on what's possible for your home.



■ Live ■ Rent

# WHY WOULD I WANT ONE?

ADUs are perfect for those seeking additional living space for family members, a home office, or a rental opportunity. They offer the convenience of proximity while maintaining privacy and can be a smart financial investment.

- Earn Passive Income: Rent out your ADU for extra cash flow.
- Stay Close to Loved Ones: Live near family without sacrificing privacy.
- Extra Space for Family: Perfect for teenagers or in-laws who need their own space.
- Age Gracefully: Maintain independence with the option of nearby family support.
- Affordable Home Ownership: A budget-friendly way to own property.
- Support Worker Housing: Provide a place for caregivers to stay.
- Break Free from Renting: Own your space and start building equity.
- Flexible Family Accommodation: Offer comfortable living space for visiting family or long-term stays.
- Downsize with Ease: Ideal for empty nesters wanting a smaller, easier-to-manage home.
- Improve Work-Life Balance: Reduce financial stress and enjoy more free time.
- Utilize Your Land: Turn unused space into valuable living areas.
- Simplify Home Maintenance: A smaller home means less cleaning and upkeep.
- Expand Your Space: Gain extra living space for family, hobbies, or guests.



# THE MINISI ADU



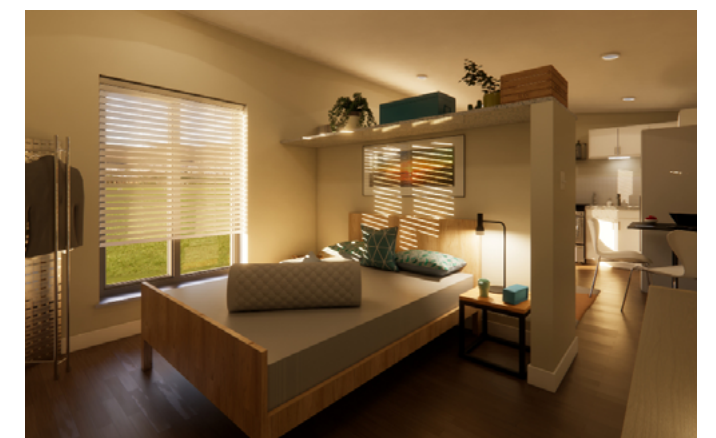
**WITHIN MODERN LIVING SOLUTIONS, THE MINISI EMERGES AS AN INNOVATIVE CHOICE, COMBINING SLEEK DESIGN WITH PRACTICAL FEATURES AND RELIABLE PERFORMANCE.**

Introducing the Minisi, our innovative Accessory Dwelling Unit designed to meet the evolving needs of modern living. Each Minisi is built with precision in a controlled factory setting, undergoing a rigorous 16-stage construction process to ensure quality and durability. Our ADUs not only comply with but surpass CSA A277 standards and national building codes, giving you confidence in their safety and structural integrity.

Maximizing every inch of its 350-square-foot design, the Minisi is small but mighty. It's the perfect solution for extra living space, a guest house, or a home office, all without sacrificing style or comfort.

We begin with a personal consultation and detailed property assessment, ensuring every homeowner's unique requirements are met. Our team works closely with you to customize your ADU, reflecting your personal style and functional needs.

Leveraging the latest in modular construction, the Minisi offers fixed prices, predictable timelines, and builds up to 50% faster than traditional methods. With reduced waste and enhanced recyclability, it's a choice you can feel good about.



## HASSLE-FREE CONSTRUCTION AND PEACE OF MIND

Bid farewell to construction headaches. Built in a controlled factory setting, the Minisi undergoes a meticulous 16-stage construction process, each inspected for quality assurance. We handle everything from foundation to finishing touches, providing a hassle-free experience.

We understand that peace of mind is paramount, which is why each Minisi comes with a comprehensive Tarion Warranty, protecting your investment against unforeseen issues.

Transportation and installation are streamlined for ease and convenience, and should your circumstances change, our unique buy-back scheme offers additional flexibility.



## JOIN THE MINISI MOVEMENT

Upgrade your living situation with Minisi. Join our waitlist today and be among the first to experience this innovative ADU. Expand your space, generate rental income, or create a cosy retreat—the Minisi has you covered.





# SPECS & FEATURES

## SPECIFICATIONS

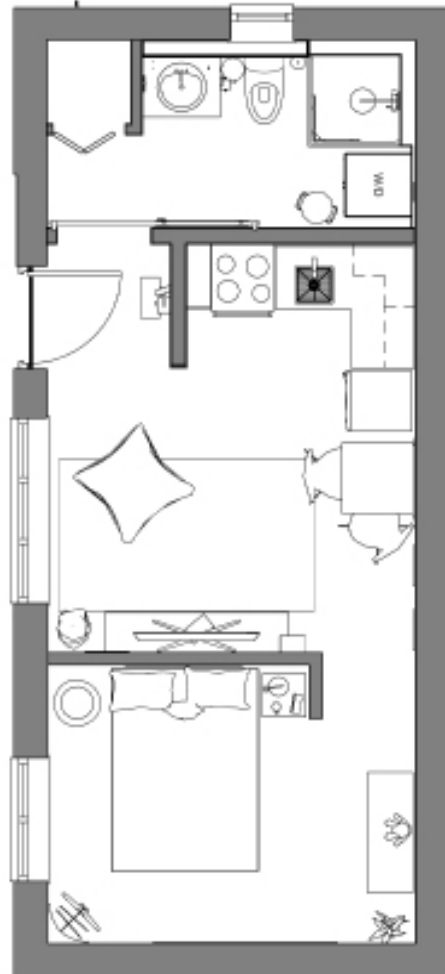
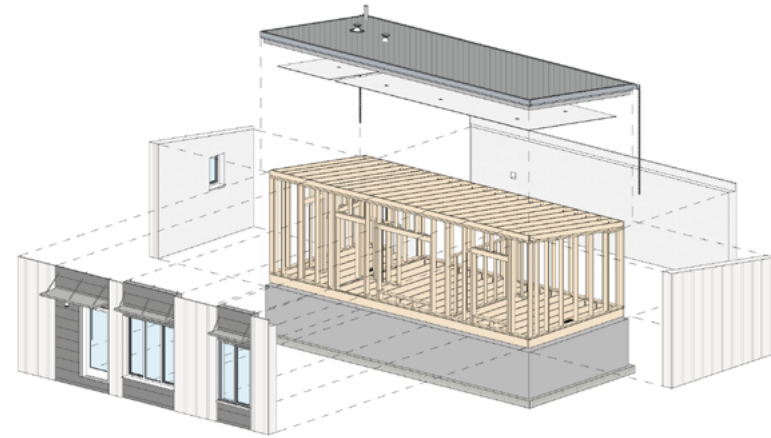
30' x 13.5'  
350 sq ft  
1 Bedroom  
1 Bathroom

Complete self-contained studio dwelling.

A perfect fit in your backyard to enhance your usable space.

Personalize your unit with our partner network, including accessibility, net zero solutions, and more.

Meticulously crafted with premium materials and techniques, ensuring compliance with CSA A277, OBC, and National Building Code standards.



## DETAILS

- Steel or Shingle Roof Finish Options: Durable and long-lasting protection
- 4 Piece Bathroom: Comprehensive and comfortable bathroom setup
- Ductless Mini-Split Air Conditioning: Modern and efficient cooling
- Heat Recovery Ventilation (HRV) Unit: Improved air quality and energy efficiency
- Vinyl Siding: Low-maintenance and weather-resistant exterior
- Efficient LED Lighting: Cost-effective and sustainable lighting solutions
- Full-Size Shower: Comfort and convenience in your bathroom
- Luxury Vinyl Plank (LVP) Flooring: Stylish, durable, and easy to maintain
- High-Performance Windows: U-Value Max 0.21, Energy Rating 34 for excellent insulation
- Gas-Less Design: Safe and modern all-electric setup
- Solar Shading: Reduced heat gain and enhanced energy efficiency
- Water Softener: Improved water quality throughout the unit
- Abundant Natural Light: Bright and welcoming spaces in every room
- All-Season Climate Ready: Designed for year-round comfort
- OBC Compliant: Meets Ontario Building Code standards
- CSA A277 Compliant: Adheres to rigorous quality and safety standards

## SMART, SUSTAINABLE, AND STYLISH

Our modular ADUs offer more than just additional square footage. They represent a conscious choice towards sustainable living while adding a touch of modern style to your property. By seamlessly blending efficiency with aesthetics, these units redefine the concept of home expansion, providing a harmonious balance between functionality and elegance.

It's not just a space; it's a smart, sustainable choice for expanding your living area with style and efficiency.



## UNLOCK YOUR PROPERTY'S POTENTIAL WITH AN ADU

The Minisi isn't just an affordable home, but an amazing investment opportunity.

In Ontario, the average Annual Return on Investment (ARO) from rental income is 4% (i.e. a \$1M home yields approx. \$40K (4%) annually)

The Minisi has a 2.5x greater yield on investment. You can easily get an average of \$1,700 - \$2,200 in monthly rent!

## LEADING THE CHARGE

Did you know that the Minisi ADU is making waves in a booming industry? Modular construction in Canada has experienced a significant growth of 5.8% in 2022, with the market value soaring to \$2.4 billion.

The Minisi, with its sleek and efficient design, is at the forefront of this trend, offering a smart investment opportunity for both homeowners and investors. What's more, it utilizes sustainable materials and cuts down waste by as much as 52%, making it a win-win for your finances and the planet.

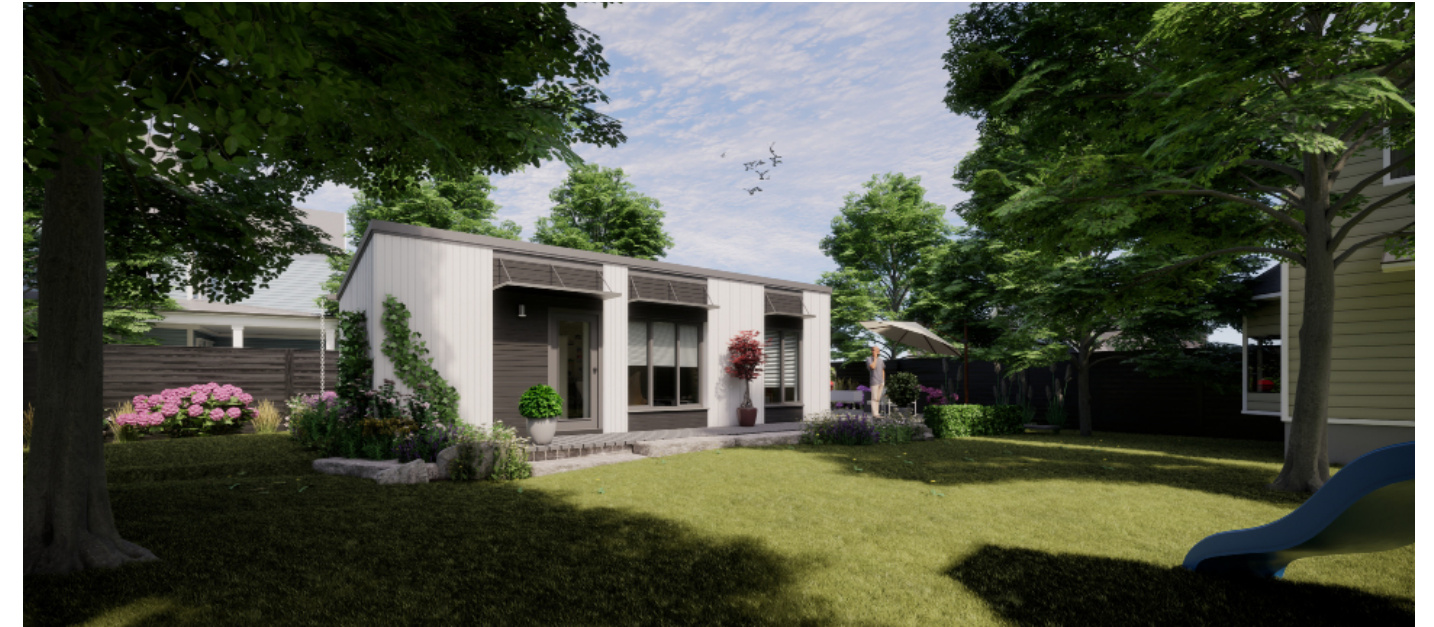


# MAKING IT YOURS

## CUSTOMIZE YOUR MINISI ADU

We know that your house needs to fit your needs. That's why we offer a range of customizable options, including a flat angled roof or a pitched roof to complement your home's aesthetic.

You can choose from various finishes and features to create a space that's uniquely yours. Whether you're looking for modern elegance or classic charm, our customization options ensure your Minisi ADU perfectly suits your vision.



## READY FOR ANYTHING

Our team, made up of passionate families, has worked hard to perfect every detail. These collaborative efforts ensure the Minisi Unit is versatile and perfect for everyone.

All of this hard work in planning the Minisi means that every unit already comes with the framing and foundations to make it AODA barrier-free compliant, Net Zero, and Off Grid ready.

We wanted to make sure that it was as easy as possible not just when ordering but anytime in the future to make your unit work for you.



## MAKE YOUR MINISI ADU EVEN MORE AFFORDABLE

Adding a Minisi ADU to your property is an affordable way to expand your living space. Plus, there are several government rebates and incentives available to help you save even more. Take advantage of these opportunities to maximize your investment!

Our Minisi ADUs start at under half the 2024 average rate for a single dwelling home in Ontario. Plus, with financing options starting at 5.01%, you can enjoy top-quality construction that exceeds OBC standards, all crafted in a precision-controlled environment while not breaking the budget!

### Multi-generational Home Renovation Tax Credit

Transform Your Home for Less!

Create a separate living space for a senior or an adult with a disability and get rewarded. This tax credit allows you to reclaim 15% of your renovation expenses, up to \$7,500, when you spend up to \$50,000. This incentive makes it easier to enhance your home while supporting your loved ones.

Eligible For: Families building a secondary suite for seniors or adults with disabilities.  
Discover More: [Multi-generational Home Renovation Tax Credit](#)

### GST/HST New Residential Rental Property Rebate

Turn Your ADU Into a Profitable Investment!

If you're planning to rent out your Minisi ADU, this rebate can help you get some of your GST/HST back. For long-term rental properties valued at less than \$450,000, this is a fantastic way to make your investment even more profitable.

Eligible For: Property owners renting out their Minisi ADU long-term.  
Discover More: [GST/HST New Residential Rental Property Rebate](#)

### GST/HST New Housing Rebate

Save Big on Your New Home!

Building a new Minisi ADU or substantially renovating your home? You could get back up to \$24,000 of the GST/HST you paid. This rebate is designed to make your new or renovated home in Ontario more affordable.

Eligible For: Buyers of new or substantially renovated homes, including Minisi ADUs on a permanent foundation.  
Discover More: [GST/HST New Housing Rebate](#)

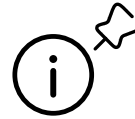


# THE PROCESS



## STEP ONE: DISCOVERY

- Since you're reading this we can assume you've done step one, you found us!
- Read through all the info in this document and make sure the Minisi is right for you.



## STEP TWO: YOU REALLY LIKE IT

- You've spent some time and worked out the Minisi is the one for you.
- You get in touch with us and we start the process of creating your order.



## STEP THREE: PREPARE FOR YOUR NEW UNIT

- Our sales team will walk you through the order process.
- As part of this you'll get to customize your unit selecting paint colours, flooring and siding options.
- And the only tedious part is getting permits. To make sure your property is suitable for an ADU you'll need to have the right permits but don't worry our team is here to help.
- All going well we can sign the agreement and get started!



## STEP FOUR: CONSTRUCTION

- Now the fun begins. Once we have confirmed your property is approved for an ADU and we have your order we start building. Your unit gets built in our facility in just a few weeks.
- Meanwhile an on-site team will stop by and start preparing your site, installing your foundation system and utilities.



## STEP FIVE: POSSESSION DAY

- The busy day for us and the exciting day for you, your unit gets transported from our facility to your backyard!
- The on-site team will be there too to connect your utilities and complete the delivery. They will also conduct a final inspection of your unit and make sure it's ready for you.



## STEP SIX: ENJOY!

- Your unit is ready to move into and enjoy!
- Feel confident in your investment knowing your ADU is built to last with durable materials and skilled craftsmanship.



## EXTRAS

- Your unit is certified with a Tarion Warranty so you're covered in case anything needs a touch up.
- Not only that but we offer our own GRM workmanship guarantee so you have peace of mind you can enjoy your unit for a long time.
- Lastly if you change your mind or circumstances change, you can return it! All of our units come with a 20 year buyback option so you can make the most of your investment and not worry about what to do with it when you're done.



# CRAFTED WITH CARE - OUR PROMISE

## QUALITY GUARANTEE

We take great pride in our craftsmanship, which is why every Minisi Unit comes with comprehensive warranties.

Our Tarion Warranty, a mark of our top-notch workmanship, covers structural integrity and material defects. As a fully HCRA licensed Vendor Builder in Ontario, we are committed to the highest standards of quality and safety.

At Grand River Modular, we stand behind our products, confident that our careful attention to detail and dedication to quality will exceed your expectations.



## COLLABORATIVE EFFORTS

Grand River Modular is supported by FedDev Ontario, Two Rivers Community Development Centre, and Training Ontario. We are also certified and educated by CCIB and backed by leaders across the political spectrum.

We've really drawn on knowledge sharing to learn and teach others everything we can for our units. Our vision is endorsed by Toonetree Passive Homes, Crow Shield Lodge, the University of Waterloo, NPAAMB, NICHI, Conestoga College, CSA Group, Royal LePage, Remax, GREAT (Grand River Employment and Training), and many local contractors, leaders, and suppliers.

Together, we redefine success through collaboration for future generations.



## THE MISSION

Grand River Modular is committed to delivering high-quality, sustainable living solutions with our modular ADUs. Our process is designed to be transparent and efficient, ensuring that your new home addition is built to the highest standards and with minimal disruption to your daily life.

Our highly experienced team are dedicated to providing solutions to both the housing crises and the current trade labour shortages.

We are building a better future with hands on reconciliation.



## THE PEOPLE BEHIND IT

Our team, driven by the passion of local families and the expertise of skilled tradespeople within them, operates under the guidance of indigenous leadership.

We have developed a model that works harder and thinks smarter, achieving exponential growth in the production of truly affordable housing. The Minisi represents more than just a home: it embodies the hope and dreams of families seeking a better future.

Join us in this journey towards creating a community where everyone has a place to call home.





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