



USE OF FUNDS – \$775,000 RENOVATION BRIDGE LOAN

Total Capital Requested: \$775,000 – Renovation & Production Activation Only

Use of Funds Summary

Purpose:

Funds will be used exclusively for permanent, value-adding renovations to convert a three-storey, owner-occupied commercial building into a fully operational, code-compliant controlled-environment plant production and retail facility. All work relates directly to production activation, public retail use, accessibility, and life-safety compliance.

Category	Allocation (approx.)	Scope Covered
Base Building Construction & Structural Work	\$340,000 - \$360,000	Full interior renovation across basement, main floor, and upper floor, including demolition, framing, fire separations, flooring, wall systems, ceilings, stairs, accessibility upgrades, structural modifications, and general contractor labour
Sterile Production & Tissue Culture Build-out	\$80,000 - \$110,000	Basement-level controlled production zones, cleanable surfaces, washable finishes, utilities routing, production room segregation, and contamination-controlled layouts
Greenhouse & Finishing Systems	\$50,000 - \$75,000	Greenhouse structures, irrigation, lighting, climate controls, environmental automation, and plant finishing systems integrated into the building envelope
Mechanical, Electrical & Plumbing (MEP)	\$170,000 - \$200,000	HVAC upgrades, electrical service expansion, drainage, water supply, environmental controls, and full code compliance across all floors
Production Workflow & Compliance Upgrades	\$75,000 - \$90,000	Life-safety systems, fire separations, accessibility compliance, production workflow optimization, and plant-safe finishes
Contingency & Soft Costs	\$30,000 - \$40,000	Permits, engineering, inspections, professional fees, and construction contingency directly tied to renovation completion
Total Renovation Budget	max. \$775,000	

The \$775,000 renovation loan is fully supported by contractor quotes and funds a complete three-floor commercial conversion that activates a revenue-producing controlled-environment production facility within an owner-occupied building pledged as collateral.

Exclusions

Funds are not used for:

- Land or property acquisition
- Experimental research or unproven technology
- Agricultural expansion
- Lifestyle retail or café dependency

All capital is deployed toward permanent improvements that directly support production activation, operating income generation, and transition to a stabilized, refinance-ready commercial asset.
