

# Building Owner's Pak

## Tailored specifically to protect commercial building owners

### ► The Reality

You own real estate to make money. Whether it's a strip mall or an office building, you provide rental space to businesses to make a profit - either to supplement your own business ventures or as your sole source of income.

As such, you choose wisely. You screen your tenants as best as you can and you charge rental rates to not only cover maintenance and property expenses but to make money.

But your commercial property is still at risk. Every business that resides on your property brings its own set of risks to your building. One unforeseen event - from a fire to a serious injury - could put you at risk and make your commercial property unprofitable.

Protect your investment. An SGI CANADA Building Owner's Pak provides coverage for things that happen under your roof, even when you're not at fault.

### ► The Coverage

SGI CANADA's Building Owner's Pak is for business owners like you who own property they rent to other businesses. You have unique needs, face greater risks and need specialized coverage.

Building Owner's Pak is comprehensive coverage in one package specifically designed to protect you from damage to your building and its contents as well as any resulting loss of income. It covers you for losses caused by equipment failure, crime and injury to someone on your commercial property. You also get coverage for items like artwork and a mortgage rate guarantee.

So if you don't have a business in the building, other than being the building owner, and your tenants meet the occupancy criteria, then Building Owner's Pak is the specialized coverage you need.

**Property:** automatic protection for your building and everyday possessions at your building, including signs, furniture and equipment (like a floor polisher or a snowblower).

**Loss of income:** coverage for actual losses sustained if you're unable to collect rent or other revenue due to an insured loss.

**Liability:** coverage starts at \$1 million and protects you if you're found legally responsible for property damage or injury to another person.

**Crime:** provides coverage for loss of money and securities, as well as employee dishonesty.

**Equipment breakdown:** automatically covers items like water heaters and boilers, as well as mechanical, air conditioning, electrical and electronic equipment at your place of business.

**Eco-friendly replacement cost:** at your request an extra 20% may be provided for replacement of damaged property, like equipment, appliances or building materials, with more energy efficient or environmentally friendly items.

*Ask your broker about adding additional coverage or increasing limits.*

### ► The Benefit

As part of SGI CANADA's Value Pak family of insurance products tailored for small- to medium-sized businesses, with Building Owner's Pak you're getting comprehensive coverage at a great price designed specifically for your business and the risks it faces. It covers you for both property and liability losses.

Liability is about taking responsibility for your actions. You can face significant financial hardship if you're at fault for damaging someone's property or if someone gets injured. Insurance ensures you can pay others for their financial loss, due to damaged property or injury, with as little impact on your business as possible.

Insurance is something you hope you never have to use. That's why for every consecutive claims-free year you have with us, your deductible will decrease until it's zero. And if you do end up having a claim that's more than \$25,000 you won't have to pay a deductible. That should help protect your investment.



Building Owner's Pak lets you focus on maintaining a safe, secure and profitable commercial real estate business.

Ask your broker about protecting your business with SGI CANADA's Building Owner's Pak.

### ► Eligibility

If your building or strip mall has tenants with the following businesses or business-types listed below, you may be eligible for Building Owner's Pak.

- Automotive services
- Offices
- Professional services
- Restaurants or food service
- Retail stores
- Contractors

