

To: Greig Beveridge
From: Plains North Capital
Subject: Partnership Proposal — Launching “Good Hands”

Greig,

This letter outlines our formal proposal to establish a partnership between you — as lead operator — and Plains North Capital — as director-level backer — for the launch and growth of **Good Hands**, a members-only property management and repair service based in Watrous and Manitou Beach, Saskatchewan.

This isn't a job offer. It's an ownership path. One built around your skills, your name, and the kind of trust that can't be bought — only earned.

Here's the full model, mapped clearly:

1. Business Name

Good Hands

Property Care You Can Count On

2. Structure & Roles

- **Greig:** Lead Operator, Service Director, Client Relationship Holder
- **Plains North Capital:** Strategic Partner, Capital & Infrastructure Backer

You own the business in spirit and operation. We support its launch and sustainability.

3. Business Model

Members-Only Access

- We do not serve the public.
- All work is done exclusively for subscribed members.

Membership Tiers

- **Base:** \$90/month – Service Access + Annual Walkthrough
- **Premium:** \$90/week – Ongoing Checks + Hands-Off Coordination

Service Rates

- **General Labour:** \$25/hr
- **Skilled Labour:** \$50/hr
- **Consulting & Oversight:** \$100/hr

You may offer discounts or bundle rates at your discretion.

4. Operational Scope

- Homes and cabins in Watrous and Manitou Beach
- Services include:
 - Minor repairs, maintenance, seasonal support
 - Vendor coordination and project management
 - Monthly walkthroughs and preventative care

Your nephew Alec will serve as full-time support. You have full access to Mack's heavy truck and trailer when needed. Don will supervise. Ben is available at will. Everyone will pull weight and help you make this work.

5. Financial Backing

Plains North Capital will provide:

- Capital for startup needs (equipment, supplies, initial operations)
- Strategic setup: member agreements, brand, pricing, CRM/invoicing tools
- Ongoing director support (non-intrusive, on-call only)

- Optional credit facility to handle project float if needed
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6. Expectations

- You hold member relationships, manage your schedule, and uphold standards.
- You keep all clients informed, safe, and clear on what's happening.
- You communicate openly with Plains North on any issue that affects delivery or integrity.
- You get the final say on which members are accepted — and which jobs are taken.

This is your business. We're here to help it succeed.

7. Next Steps

- Walk through the lake house with Jana to align on quality benchmarks
 - Finalise founding member list and begin scheduling
 - Lock operating structure (invoicing, brand assets, job tracking)
 - Begin client onboarding with personal walkthroughs
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We're not starting another service company. We're building a trust engine that looks after people and their homes — the way it should be done.

You're the right person for this. Let's build it strong, simple, and honest.

Ben Beveridge
Proconsul

Plains North Capital

June 2025

Watrous, Saskatchewan

GOOD HANDS | Business Plan Outline

Property Care You Can Count On

Watrous & Manitou Beach, Saskatchewan

1. Executive Summary

Good Hands is a private, membership-based property management and repair service based in Watrous, Saskatchewan. Led by Greig Beveridge — a trusted, skilled, and community-minded operator — Good Hands delivers hands-on service and high-integrity property care to a select group of clients.

We do not offer services to the public. All work is done exclusively for active members, by design. This protects quality, responsiveness, and trust.

The business is built to serve seniors, seasonal residents, and homeowners who want more than just a contractor — they want someone who cares.

2. The Problem

- There is a multi-year waitlist in town for basic projects like decks.
 - Seniors and seasonal homeowners can't find anyone for small tasks: a shower head, a dishwasher, a quick paint job.
 - Trust is low. No-shows, inconsistent quotes, and low follow-through are common.
 - Larger contractors are too busy or too costly for day-to-day fixes.
 - There is no consistent, accountable property management option for part-time or aging residents.
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3. The Solution

Good Hands offers a *members-only* service model that provides:

- **Skilled, reliable labour** from Greig and his full-time team
- **Priority access** to emergency and seasonal needs

- **Project oversight** for larger renovations or contractor work
- **Ongoing care** for snowbirds, cabin owners, and seniors
- **Transparent pricing** with no surprise bills

We're not building a business that says yes to everyone. We're building a system that serves the right few — deeply and consistently.

4. Market

Target Clients:

- Seniors living independently but needing regular help
- Seasonal property owners needing a second set of hands
- Local homeowners who value quality and accountability
- Families looking to outsource small repairs and property checks

Geography:

- Primary: Watrous and Manitou Beach, SK
- Secondary: Rural surrounding areas (at Greig's discretion)

Demand Drivers:

- Ageing population with rising home maintenance needs
 - Influx of seasonal residents with second-home stress
 - Lack of trustworthy, mid-tier service providers
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5. Business Model

Access by Membership Only

- **Base Membership: \$90/month**
 - Access to service requests
 - Annual maintenance walkthrough
 - Priority scheduling
- **Premium Membership: \$90/week**
 - Monthly in-person checks
 - Ongoing task management
 - One bundled small task/month
 - Preferred rates on project oversight

Service Rates:

- **General Labour:** \$25/hour
- **Skilled Labour:** \$50/hour
- **Project Management:** \$100/hour

Greig retains full control to quote projects, offer discounts, and build trust-based packages.

6. Operations

Team:

- **Greig Beveridge:** Owner-Operator, Project Lead
- **Alec:** Skilled support, full-time
- **Don:** Supervising Grandpa
- **Mack:** Finance and Accounting
- **Plains North Capital:** Director support, admin, and strategic partner

- **Family and Friends:** Support and skillset as needed.

Tools & Equipment:

- Access to heavy-duty truck and trailer for material transport and major clean-ups
- Full suite of carpentry, electrical, plumbing, and mechanical tools

Workflow:

- Members submit service requests
 - Work scheduled by priority
 - Monthly or seasonal checks conducted proactively
 - All jobs tracked, invoiced, and documented for member reference
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7. Marketing & Membership Growth

Phase 1: Founding Members (First 10)

- Locked pricing for 24 months
- Personal walk-through with Greig
- First-priority access

Phase 2: Referral Growth

- Word-of-mouth through satisfied members
- Private invitation model to maintain service quality

Phase 3: Capacity-Based Expansion

- Membership growth capped to operator capacity
- Additional staff considered only once service integrity is secured

8. Financials

Startup Capital Provided By:

- Plains North Capital (equipment, operating buffer, brand development)

Revenue Streams:

- Monthly recurring revenue from memberships
- Hourly billing from service work
- Project management for larger jobs

Cost Structure:

- Low overhead
- Controlled growth
- Focus on margin integrity, not volume

9. Risk Management

- **No public work:** eliminates service overload and scheduling chaos
- **Member agreements:** ensure clear expectations and protect Greig's time
- **Discretionary quoting:** allows Greig to maintain trust, not be boxed into low-yield tasks
- **Insurance compliance:** all tools, vehicles, and services under proper liability coverage

10. Vision

Good Hands is not a handyman service. It's peace of mind, on retainer.

Our vision is to create the most trusted local property care service in Saskatchewan — rooted in personal relationships, not job listings.

This isn't about scale. It's about being the first name that comes to mind when someone says, "I just need someone I can trust."

That's what we're building.

GOOD HANDS | Founding Member Offer

Property Care You Can Count On **Watrous & Manitou Beach, Saskatchewan**

To Our Friends and Neighbours,

We're opening the doors — quietly.

Good Hands is a new members-only property management and repair service, launching this summer in Watrous and Manitou Beach. It's built for one purpose: to make sure your home or cabin is always cared for by someone you trust.

Led by Greig Beveridge — skilled tradesman, respected local, and deeply reliable — Good Hands isn't a contractor you call. It's a service you belong to.

We don't take public requests. We don't book jobs for strangers. Every home we care for belongs to a subscribed member — and every member is someone we show up for.

If you've ever:

- Waited months for a basic repair,
- Needed someone honest to get a quote or fix done right,
- Wished you had a second set of hands for the property...

This is for you.

Founding Member Benefits

We're inviting the first **10 households** to become founding members.

Founders receive:

- **Locked-in pricing** for the next 24 months
 - **First-priority scheduling** for all services
 - **Personal property walkthrough** with Greig to assess needs
 - **Recognition as our original core clients** — we build around you
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Membership Options

Base Membership – \$90/month

- Access to all services
- Annual home or cabin walkthrough
- Priority booking

Premium Membership – \$90/week

- Monthly in-person property checks
- Hands-off task scheduling
- One bundled minor task/month
- Preferred rates on larger jobs

Service Rates

(Available only to members)

- **General Labour:** \$25/hour
- **Skilled Labour:** \$50/hour
- **Project Management:** \$100/hour

All pricing is transparent. No surprises. No guessing.

If you'd like to reserve your spot, ask questions, or book your walk-through with Greig — contact us now. These spots will not be expanded or offered publicly.

We take care of the homes we're trusted with. And we only work for members.

If you're ready to stop chasing contractors — and start getting things done — we'd be honoured to look after your place.

—

Good Hands

Watrous, SK

“Property Care You Can Count On.”