

Offered For Sale
"Old House Village Hotel & Spa", Courtenay, BC
Attractively Priced at 8.4% Cap Rate



G-Force Real Estate Inc. ("G-Force") is the advisor and exclusive marketing agent for the developer, management company and Spa owner (collectively the "Seller") for the en bloc sale of its interest in the income and assets of the Old House Village Hotel & Spa—a 79-suite strata hotel with a 4,500 sq. ft. spa completed in 2009—and its management company (collectively the "Assets"), located in Courtenay, BC on Vancouver Island. Old House Village Hotel & Spa is the leading hotel in the Courtenay market.

(Hotel video: <https://vimeo.com/172769982/6ddc03bb89>)

Investment Highlights

This investment opportunity will appeal to an investor looking to buy a hotel with stable and sustainable income, high occupancy and an experienced management team, and not interested in paying the premium for a hotel in Greater Vancouver.

- Hotel Occupancy 71% in 2016, and projected 75% in 2017
- NOI of Assets \$550,000 in 2016, and projected \$662,000 in 2017
- Cap Rate of Assets 8.41%, based upon combined projected 2017 NOI
- **Asking Price of Assets \$10,900,000**

Location

Courtenay, and the surrounding the Comox Valley, is one of the most beautiful “get-away” locations in BC. It is Vancouver Island’s adventure playground. Tourists and visitors are drawn there by its mild climate, beaches, scenic mountains and year-round outdoor activities, including skiing and mountain biking at nearby Mount Washington.

Information on Courtenay: <http://www.hellobc.com/courtenay.aspx>
<http://www.hellobc.com.cn/?CC=CN&SI=1> (Chinese)

Sale Process

A party interested in purchasing the Assets en bloc should sign and return the attached Confidentiality Agreement (“CA”) to G-Force. Qualified parties with CAs approved and signed by the Seller (“Interested Parties”) will obtain additional confidential information from G-Force, including access to an online data room and a site tour. For more information about this offering for sale, please contact G-Force:

Neil Atchison, P.Eng.
Associate Director & Associate Broker
778-370-0003
natchison@g-forcegroup.ca

Gary Powroznik, FCPA, FCA
Managing Director & Managing Broker
778-371-0008
gpowroznik@g-forcegroup.ca

If Chinese translation is required, please contact Susanna Fok at 778-862-0830 or sfok@g-forcegroup.ca.

#250-750 W. Pender St., Vancouver, BC V6C 2T7
Tel: 778.370.0003; Fax: 778.370.0043
www.g-forcegroup.ca