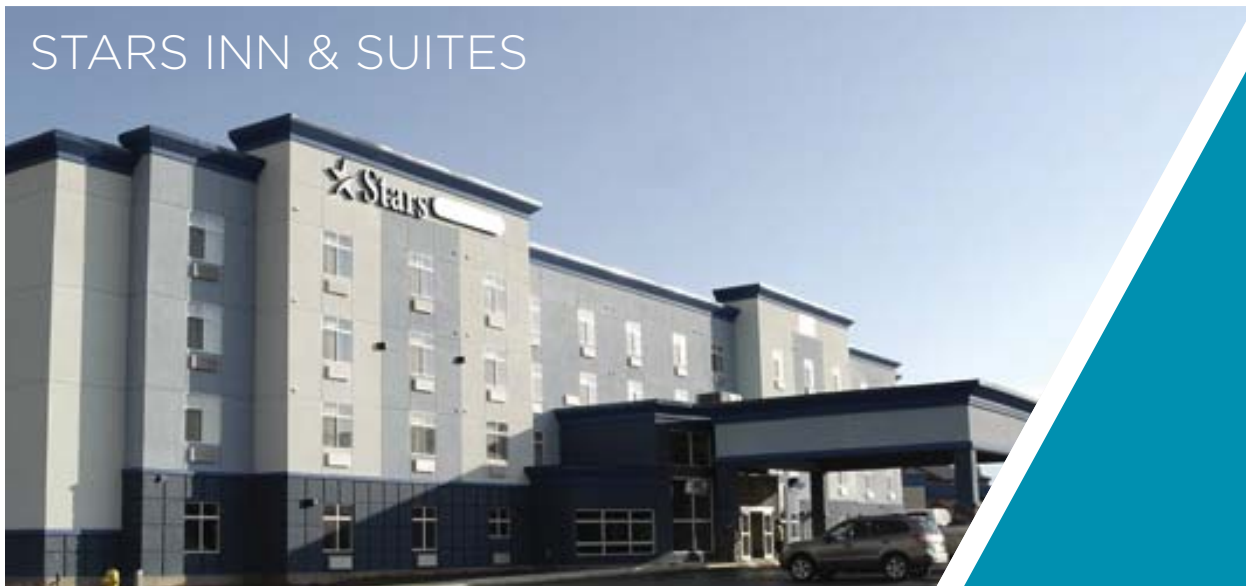


STARS INN EDMONTON AIRPORT



STARS INN & SUITES



PARK AVENUE INN



INVESTMENT OPPORTUNITY

3 HOTELS IN EDMONTON METROPOLITAN REGION



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STARS INN EDMONTON AIRPORT • LEDUC, AB
STARS INN AND SUITES • FORT SASKATCHEWAN, AB
PARK AVENUE INN • FORT SASKATCHEWAN, AB



OPPORTUNITY

Cushman & Wakefield ULC is pleased to present this opportunity to acquire a three hotel, 306 room portfolio in the Edmonton Metropolitan Region of Alberta (The “Properties”). The Stars Inn and Park Avenue Inn brands are limited to these three hotels in Edmonton but it has built a solid local reputation and the hotels have strong ratings on Tripadvisor and Booking.com. The properties are also potentially available to offer on individually. Please contact the listing brokers for additional information including financials.

INVESTMENT HIGHLIGHTS

Excellent Physical Quality and Newer Construction

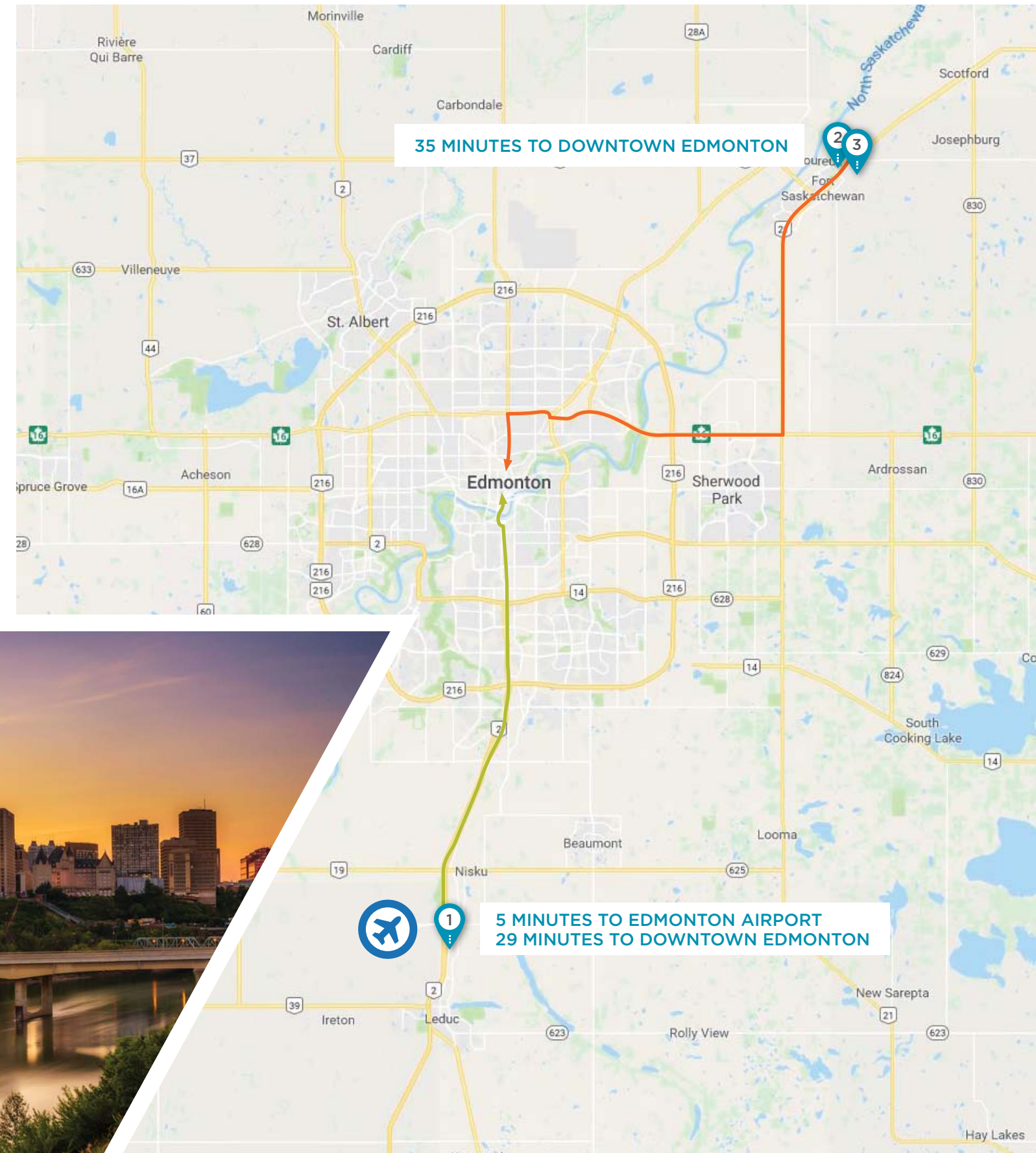
The Stars Inn Edmonton Airport and Stars Inn and Suites Fort Saskatchewan are both newer construction hotels, being built in 2016 and 2012 respectively, and have both been built to a high quality specification.

Opportunity for Branding and Management

The Properties are branded under the local independent names, but could be rebranded under a number of different flags. Access to an international booking system and customer network from one of the larger brands could significantly benefit the Properties.

Sound Economic Fundamentals and Increasing Cash Flow

Alberta was the fastest growing province in 2017 and further growth is anticipated for 2018. Ontario has the largest GDP in Canada and holds a solid growth outlook, and the planned \$7.4 billion Trans Mountain Pipeline expansion project will provide a significant boost to the Edmonton economy. The Properties are experiencing increasing occupancy and revenue, and projected economic growth will bolster hotel performance.



INVESTMENT OPPORTUNITY

3 HOTELS IN EDMONTON METROPOLITAN REGION

1. STARS INN EDMONTON AIRPORT

LEDUC, AB

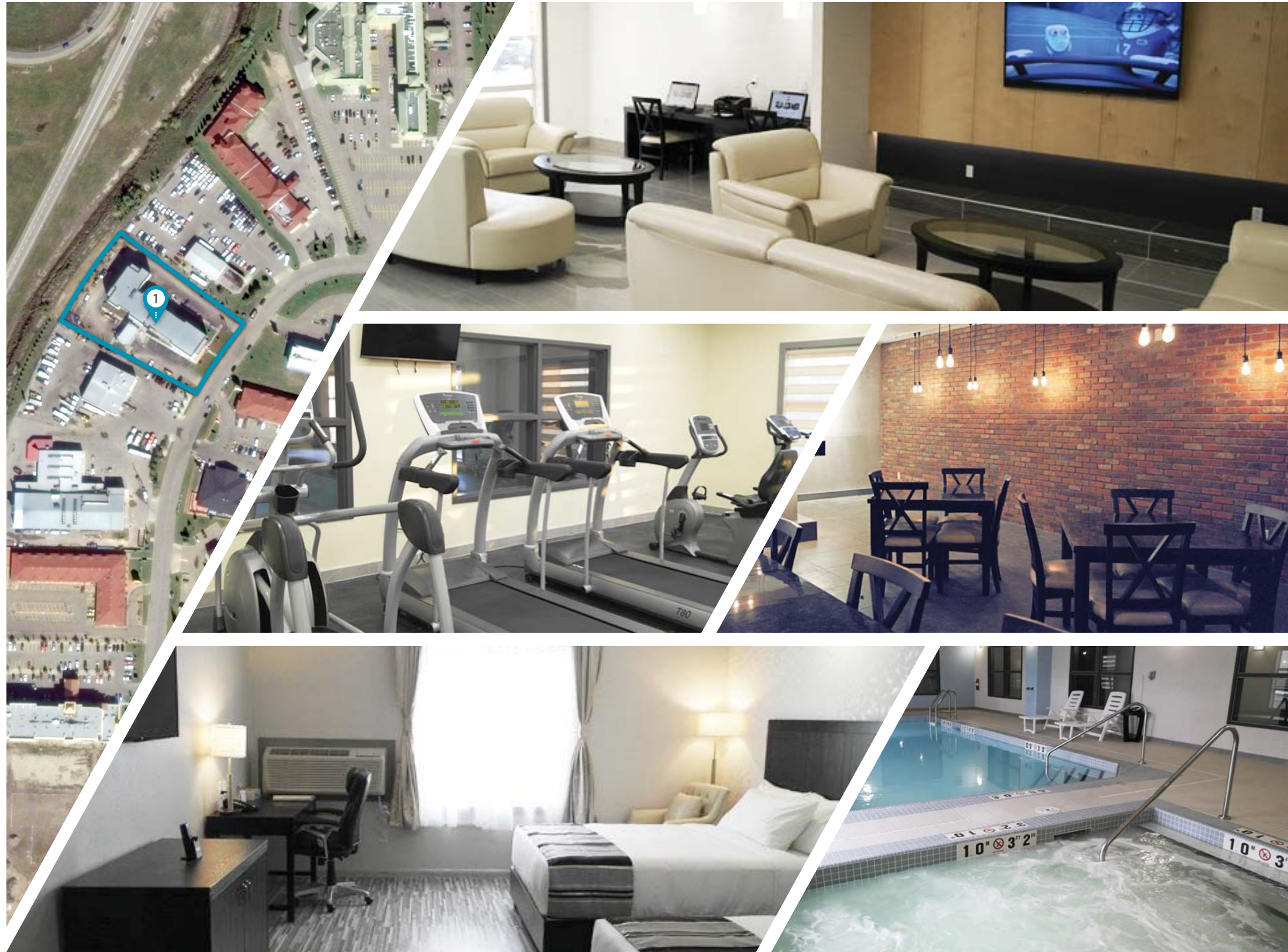
Recently completed in 2016, the Stars Inn Edmonton Airport is a 115-room full service hotel built to a high specification. The hotel can be easily branded and is a 5 minute drive to the Edmonton Airport.

AMENITIES:

- 100 seat restaurant and bar
- Swimming pool and hot tub
- Fitness centre
- Meeting room
- Coin laundry
- Virtual golf

SALIENT DETAILS

Address	8332 Sparrow Crescent, Leduc, AB
Type	Full Service Hotel
Number of Rooms	115
Year Built	2016
Floors	4
Floor Area (sf)	72,931
Site Area (acres)	2.0
Zoning	GC
Asking Price	\$13,000,000



INVESTMENT OPPORTUNITY

3 HOTELS IN EDMONTON METROPOLITAN REGION

2. STARS INN AND SUITES

Fort Saskatchewan, AB

The Stars Inn and Suites is a 92 room hotel completed in 2012 built to a high specification. Ownership has been approved by a reputable franchisor to brand property.

AMENITIES:

- Breakfast area
- Fitness centre
- Meeting room
- Virtual golf

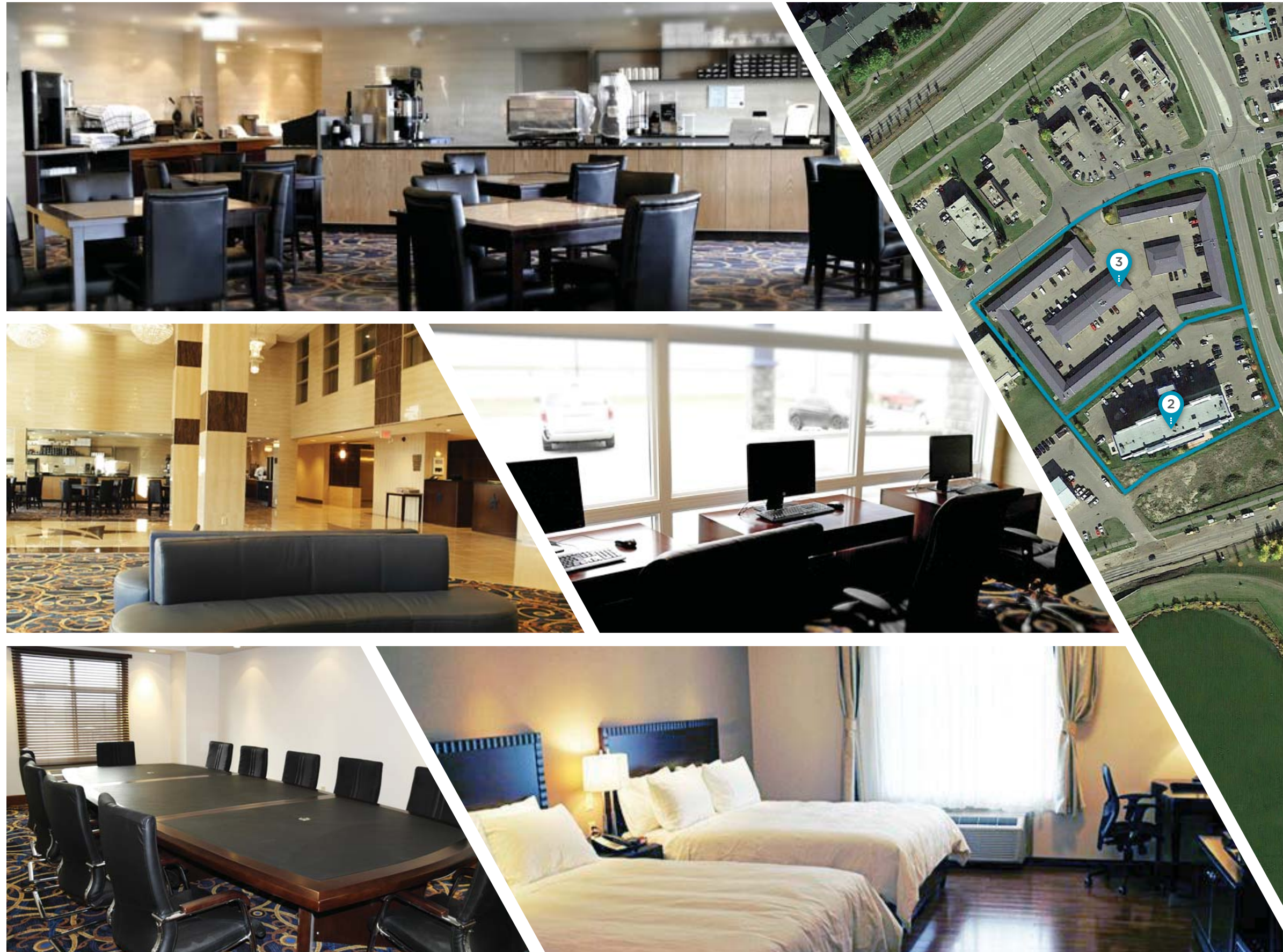
3. PARK AVENUE INN

Fort Saskatchewan, AB

The Park Avenue in is a 99 room motel is adjacent to the Stars Inn and Suites and operates at a consistently high occupancy level.

SALIENT DETAILS

	Stars Inn and Suites	Park Avenue Inn
Address	8708 101 St, Fort Saskatchewan, AB	10005 88th Avenue, Fort Saskatchewan, AB
Type	Full Service Hotel	Motel
Number of Rooms	92	99
Year Built	2012	1991
Floors	4	1
Floor Area (sf)	57,162	N/A
Site Area (acres)	1.85	3.61
Zoning	C2	C2
Asking Price	\$10,000,000	\$9,000,000





MARKETED BY



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 06/18 gh