

MOTEL FOR SALE

SILVER CREST LODGE

11902 100 St, Grande Prairie, AB T8V 4H5



Contact Us For More Information

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Executive Summary

❖ Name of Business:	Silver Crest Lodge
❖ Address:	11902 100 St, Grande Prairie, AB T8V 4H5
❖ Property Type:	MOTEL (Fee Simple Estate, Limited Service Hotel, 95 Guest Rooms, Breakfast Rooms, 2 Bedroom Manager's Suite)
❖ Legal Description:	Plan 881TR, Lot1
❖ Lot Size:	1.99 Acres (Rectangular Shape)
❖ Building Description:	2 Storey U-Shape Structure with Parking Stalls in the Centre, Total of 22,050 SF, Northern Wing built in 1972, Southern Wing and Western Branch built in 1979
❖ Zoning:	CA (Arterial Commercial District)
❖ Price Per Door:	\$41,579
❖ Room Rates:	\$75 to \$95 Per Room Per Night
❖ Revenue:	\$1,592,463 (3 years Average from April 2013 to May 2016) 2014 - \$1,671,301 / 2015 - \$1,990,197 / 2016 - \$1,115,892

❖ Remark

1. Silver Crest Lodge has been providing adequate accommodation at reasonable rates to travelers, businessmen and Oil/Gas and other related industry workers for many years and still is one of the most popular motel in Grande Prairie, Alberta.

2. The motel improvements and equipment are still very functional but needs updates and TLC in some areas and the sale is restricted to "AS IS WHERE IS" base.

❖ Suggested Strategy for the New Owner (Purchaser)

1. Invest approx. \$1.0M to renovate the whole motel improvements (Interior and Exterior) to the current standard (\$700,000 for the interior and \$300,000 for the exterior facelift)

2. Increase room rates by 20% to 25%

3. Branding to flagship motel and increase revenue and the property value

4. Examples of Annual Revenue Forecast upon renovation and branding

\$100 (ADR) x 95 rooms x 365 days x 65% (occupancy rate) = \$2,253,875

\$100 (ADR) x 95 rooms x 365 days x 55% (occupancy rate) = \$1,907,125

\$100 (ADR) x 95 rooms x 365 days x 45% (occupancy rate) = \$1,560,375

Sale Price: \$4,200,000 (Share Sale)

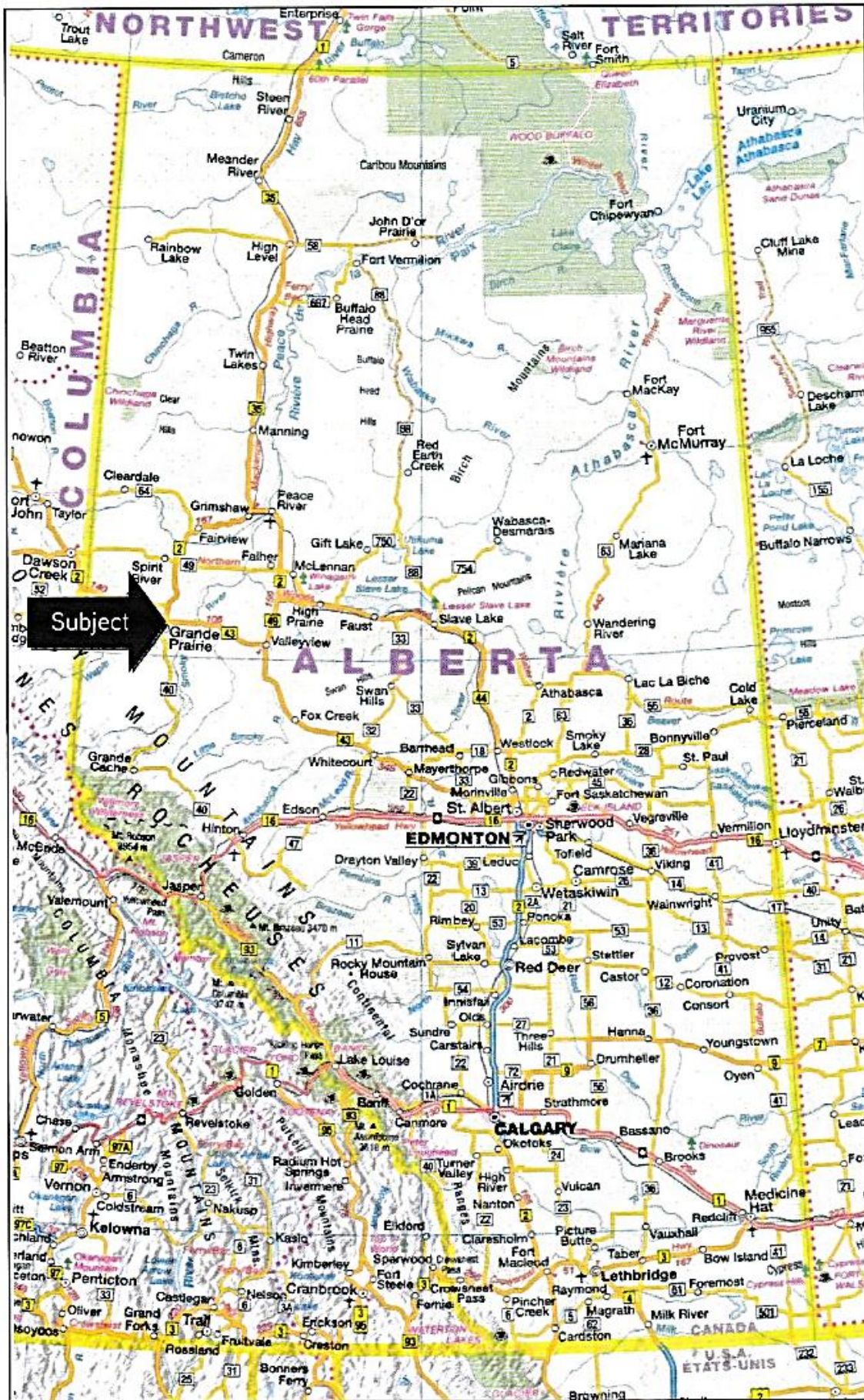
Photo Gallery



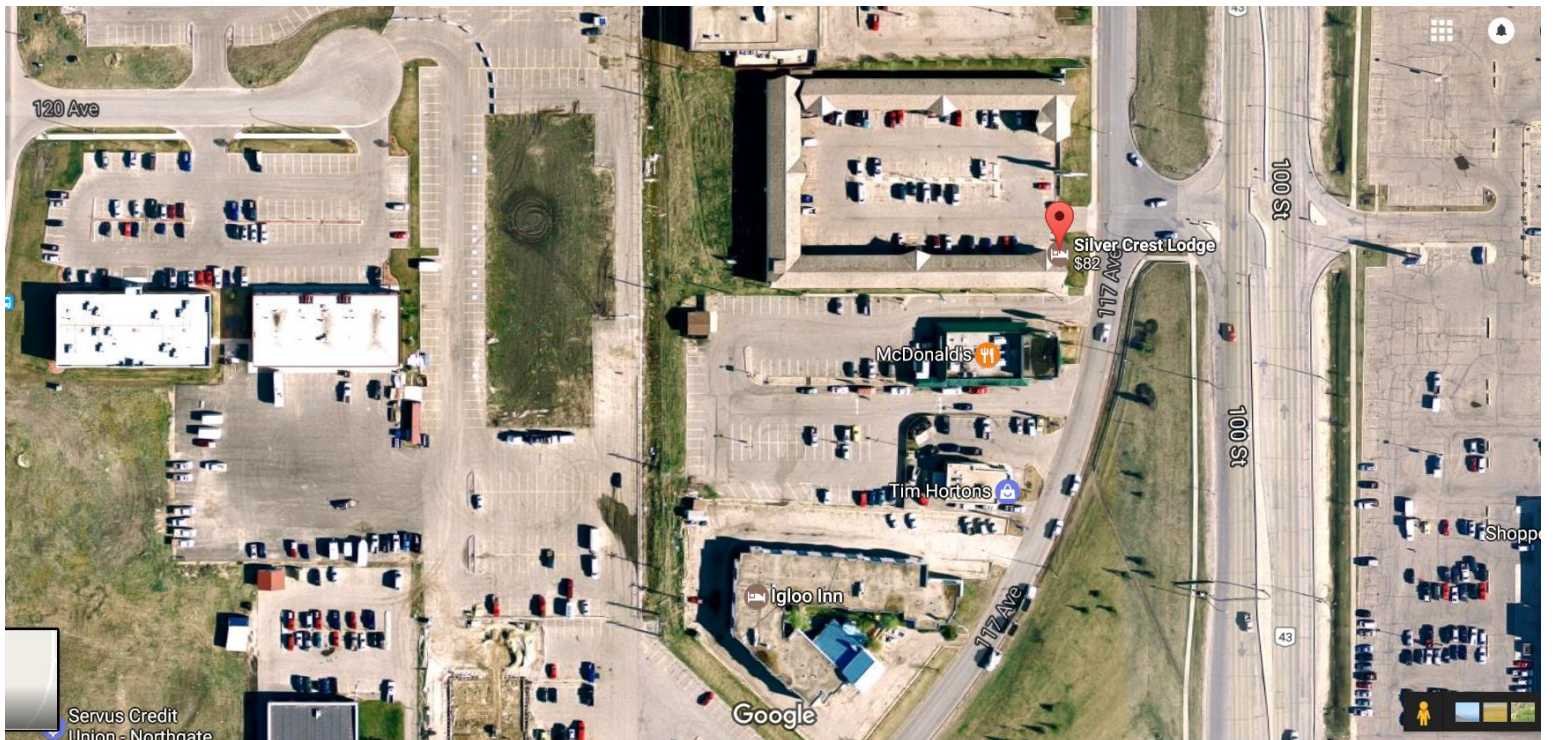
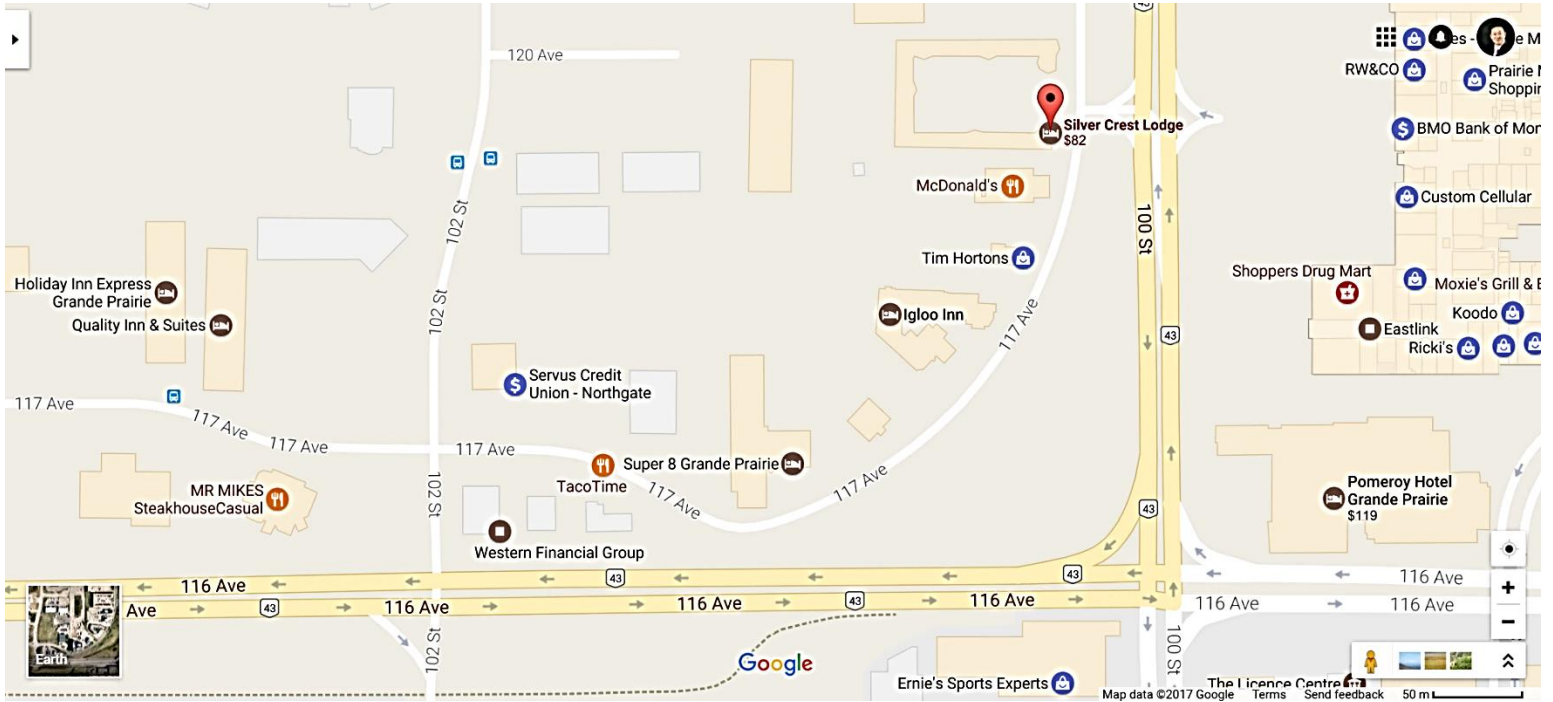
Photo Gallery



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Confidentiality Agreement

In connection with the possible purchase (the "Proposed Transaction") by you, Metro Edge Realty will furnish you proprietary information on the following businesses: (This information may include: financial condition, operations and prospects of the company)

Silver Crest Lodge

11902 100 Street, Grande Prairie, AB, T8V 4H5 Canada

In consideration of obtaining such information, you hereby agree as follows:

1. All proprietary information furnished by us or Metro Edge Realty to you will be confidential. "Proprietary Information" does not include any information that is, or becomes, readily available to the public or is already in your possession.
2. Unless otherwise agreed in writing, you will not disclose or reveal any proprietary information for five (5) years from this date to anyone other than employees or your representatives actively and directly evaluating the information for any purpose in connection with the Proposed Transaction.
3. If you decide that you do not wish to pursue the Proposed transaction, you must promptly advise us of this fact and deliver to us all the proprietary information furnished to you without keeping copies, summaries, analysis or extracts thereof.
4. Although you understand that we and Metro Edge Realty have included in the proprietary information certain information which we consider to be relevant for the purpose of your investigation of the Proposed Transaction, Metro Edge Realty cannot make any representation or warranty as to its accuracy or completeness.
5. For purposes on this Proposed Transaction, you hereby confirm that JOHN YUN of Metro Edge Realty shall be acting as your listing and/or selling realtor.

Accepted:

Client's Signature

Realtor's Signature

Name (print)

Name (print)

Home Address

Office Name & Address

Phone Number & Email Address

Phone Number & Email Address

Date

Date