PEMBERTON GATEWAY LIMITED PARTNERSHIP PRESENTS

# A STRATA-TITLED MIXED USE BUILDING OFFERING STABLE CASH-FLOW WITH SUPERIOR FINANCING IN PLACE.



This property offers significant redevelopment upside and is being acquired for \$2m below appraised value.



# **OPPORTUNITY**

Pareto is acquiring Pemberton Gateway Village Suites, comprising a circa 2010 three-story stratified building with 22 fully furnished residential units and 10 ground floor commercial retail units. Pareto is also acquiring an adjacent 21,097 sf (0.48 acres) vacant land parcel. Pemberton Gateway Village is currently operated as a hotel with ground floor commercial units.

# **SUMMARY**

Municipal Address	Lot Size*	Unit Mix/Area*				Parking
7330 Arbutus Street (Lot 2) 7340 Crabapple Court (Lot 3)	Lot 2 19,806 sf Lot 3 21,097 sf	Floor	Туре	Strata Lots	Avg. Size	27 Underground Stalls 10 Surface Stalls (on Lot 3)
Pemberton, BC	 Total 40,903 sf	3rd Floor	Residential	11	574 sf	Net Operating Income
Legal Description		2nd Floor	Residential	11	568 sf	2015 Actual - \$182,183
STRATA LOTS 1-32, INCLUSIVE DISTRICT LOT 203 LILLOOET	<b>Zoning</b> C-3	Main	Commercial	10	560 sf	Stabilized (as Hotel) – \$235,892 (est) Stabilized (as Apartment) – \$220,065 (est) Financing
DISTRICT STRATA PLAN KAS3817 & LOT 3 DISTRICT LOT 203 LILLOOET DISTRICT PLAN KAP72731	Year Built	Grand Total		32	18,160 sf	
	2010					\$4.4M 3 Year Term
	Property Taxes					4% Interest Rate 3 Year Option to Extend Prepayable Without Penalty
	\$136,893 (2015)					

\* All areas are approximate and subject to verification



7330 Arbutus Street | 7340 Crabapple Court | Pemberton, BC



#### LOCATION OVERVIEW

Pemberton Gateway Village is positioned at the entrance to Pemberton, just 15 minutes north of Whistler and only 2 1/2 hours north of Vancouver. The property is well placed just off Highway 99 (which connects to Vancouver) at the entrance to Pemberton Village. Pemberton serves as a bedroom community to Whistler, allowing residents and visitors to take advantage of the breathtaking scenery while still nearby modern resort amenities.

#### **BUILDING OVERVIEW**

The building was completed in 2010 and is comprised of a stratified three-storey, wood-framed building with one level of underground parking. This offering includes all 32 strata units, of which 22 are fully furnished residential units, with 10 ground floor



#### **RESIDENTIAL STRATA RESIDENCES**

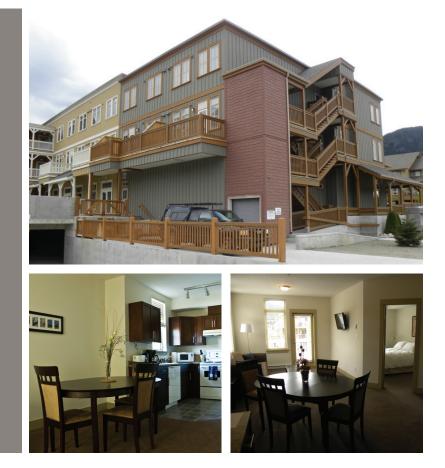
The residential component is comprised of 19 one-bedroom units, averaging 552 sf, and 3 two-bedroom units, averaging 692 sf. The spacious units are built to a condo quality and feature 9' ceilings, heated bathroom floors plasma televisions and fully equipped kitchens with dishwashers, pots, dishes, and small utensils. The building is serviced by one elevator. Ski and bike lockers are also available. While the residential component is currently operated as a hotel, the building can also be operated as a rental apartment building.

### COMMERCIAL STRATA RETAIL

The commercial component is comprised of 10 strata lots and features a well-balanced tenant mix, including Mile One Eating House restaurant, Mynt Salon, and Ivy Esthetics.

### ADJACENT DEVELOPMENT LAND

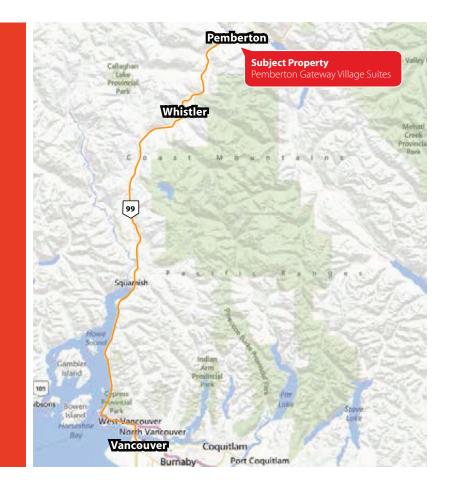
Our purchase includes the adjacent 21,097 sf parcel of land, known as Lot 3 (7340 Crabapple Court). The site is currently used for surface parking for Pemberton Gateway Village Suites, but is available for redevelopment.





#### **INVESTMENT HIGHLIGHTS**

- Rare opportunity to acquire a mixed use strata building constructed in 2010 with strong occupancy and stable cash flow.
- Great financing in place.
- Acquisition price significantly below appraised value.
- Building offers long-term flexibility and can continue to be operated as a hotel, or as a rental apartment building.
- Condo quality units are furnished and feature 9'ceilings and heated bathroom floors.
- Located at the entrance to Pemberton Village, just off Highway 99, and only 20 minutes north of Whistler.
- Secure underground parking and lockers.
- Fully strata-titled (32 strata lots).





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