

PEMBERTON GATEWAY LIMITED PARTNERSHIP PRESENTS

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

# PEMBERTON GATEWAY VILLAGE SUITES

7330 Arbutus Street  
7340 Crabapple Court  
Pemberton, BC



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

7330 Arbutus Street (Lot 2)  
7340 Crabapple Court (Lot 3)  
Pemberton, BC

### Legal Description

STRATA LOTS 1-32, INCLUSIVE  
DISTRICT LOT 203 LILLOOET  
DISTRICT STRATA PLAN KAS3817  
& LOT 3 DISTRICT LOT 203  
LILLOOET DISTRICT PLAN  
KAP72731

### Lot Size\*

Lot 2 19,806 sf  
Lot 3 21,097 sf  
Total 40,903 sf

### Zoning

C-3

### Year Built

2010

### Property Taxes

\$136,893 (2015)

### Unit Mix/Area\*

Floor	Type	Strata Lots	Avg. Size
3rd Floor	Residential	11	574 sf
2nd Floor	Residential	11	568 sf
Main	Commercial	10	560 sf
Grand Total		32	18,160 sf

### Parking

27 Underground Stalls  
10 Surface Stalls (on Lot 3)

### Net Operating Income

2015 Actual – \$182,183  
Stabilized (as Hotel) – \$235,892 (est)  
Stabilized (as Apartment) – \$220,065 (est)

### Financing

\$4.4M  
3 Year Term  
4% Interest Rate  
3 Year Option to Extend  
Prepayable Without Penalty

*\* All areas are approximate and subject to verification*



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## 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 commercial units.

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## 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.



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## 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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