

# CONFIDENTIAL OPPORTUNITY

## Nita Lake Lodge, Whistler, BC

**G-FORCE GROUP**

This brochure is not an offering for sale and nothing in this brochure should be construed as an offering for sale. This brochure does not constitute an agreement, right to purchase, or any other agreement of intent, reservation or any similar instrument. An offering for sale can only be made by way of a prospectus. A prospectus has been filed under the Real Estate Development Marketing Act (B.C. Reg. 297/2002).

**SOLD**



This is an opportunity to own assets in one of Whistler's newest and most luxurious boutique style condominium hotels. The 77 room Lodge features Jordan's Crossing restaurant, the Lakeside Lounge, JC's Café and Deli, banquet/meeting facilities and additional space for a spa and other commercial uses. The Lodge also includes the passenger train station at Whistler. Nestled on the south-east shore of Nita Lake adjacent to the Valley Trail, the Lodge is walking distance to the Creekside Gondola, restaurants and shops at the base of Whistler Mountain and just minutes from Whistler Village and Blackcomb Mountain.



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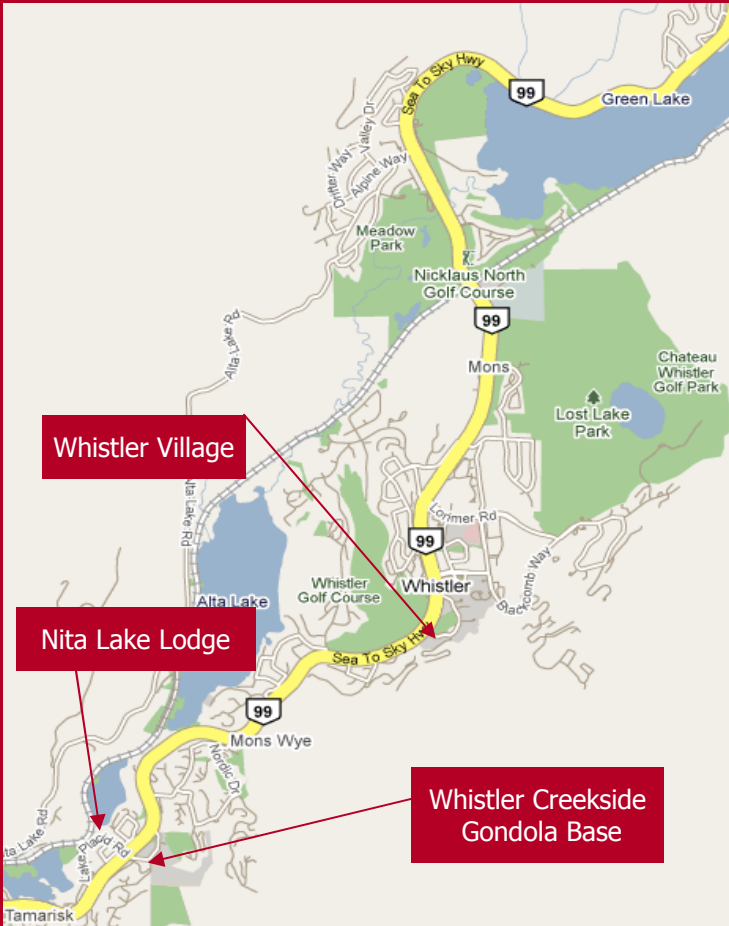
**Activities & Amenities:** Nita Lake Lodge offers easy access to a variety of activities as well as shops and restaurants amidst North America's No. 1 ski resort. Guests can spend the day skiing or snow boarding on Whistler and Blackcomb or enjoy cross country or snow shoeing on nearby trails in the winter. During the summer guests can enjoy water sports, biking, hiking, or any one of Whistler's three world class golf courses: Nicklaus North, the Chateau and the Arnold Palmer-designed Whistler Golf Course. Shopping is just a stroll across the highway at the Gondola base or take a short ride into Whistler Village and explore the many restaurants and shops Whistler and Blackcomb have to offer.



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**Location:** Nita Lake Lodge is conveniently located at the south-east end of Nita Lake, west of Hwy 99 within walking distance of the Whistler Creekside Gondola base and approximately five kilometers from Whistler Village. Guests can also bike, roller blade or walk to the Village, Alpha Lake Park or Alta Lake along the Valley Trail that runs the length of the Valley past Nita Lake and the Lodge.



**Jordan's Crossing** features fresh classic food expertly prepared. The restaurant combines relaxed and sophisticated dining with inspiring lakeside views. The restaurant seats 116 people inside and 32 on the lake view patio.

**Lakeside Lounge** features comfortable leather couches, hand hewn tables and a massive granite fireplace. Patrons enjoy the breezes on the lounge's lakeside patio. The lounge seats 96 people inside and 40 on the patio overlooking Nita Lake.



**JC's Café & Deli** located right on the Valley Trail, is the perfect stop when you are out on a walk, rollerblading or biking. Enjoy a Latte or tea with a freshly baked croissant. Warm up by the fire or sit back on the patio and enjoy the sunshine. The deli seats 60 people inside and 24 on the patio.

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**Process for Expressions of Interest:** Nita Lake Lodge Corporation (“NLLC”) has retained G-Force Real Estate Inc. (“G-Force”) as its exclusive financial advisor for the sale of assets at Nita Lake Lodge (the “Lodge”). The offering process is outlined in a confidentiality agreement (the “CA”). NLLC reserves the right to modify the offering (the “Offering”) and the Offering process, or withdraw it at any time. Upon executing and returning the CA, principals will be provided with confidential access to due-diligence documents in an on-line Data Room including a new Disclosure Statement.

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**Confidential Opportunity:** Soon to be available for sale are the remaining 51 hotel condominium units in the 77 hotel room Nita Lake Lodge, five commercial strata units comprising 27,963 sq. ft. of commercial & hotel operations space, including the two restaurants, the lounge, banquet/meeting facilities, a 30 seat Library for private functions (plus 12 patio seats), train station, additional leasable commercial space, rental pool management contract, hotel services, underground parking for 136 vehicles and surface parking for guests & buses. Twenty-six hotel condominium rooms sold previously are being managed under rental pool management agreements.

Also available under separate Disclosure Statements are five bare land strata lots suitable for single family dwellings overlooking Nita Lake and/or Whistler Mountain, and two employee housing units comprising a four bedroom and den unit (2,104 sq. ft.) and a two bedroom unit (940 sq. ft.).



### Hotel Condominium Units

Type	No. of Units	Sq. Ft.
Studio	25	13,403
1 Bed	15	9,789
2 Bed Full Suite	1	1,415
2 Bed Loft	10	11,225
<b>Total</b>	<b>51</b>	<b>35,832</b>

### Commercial Strata Units

Facilities	Seating Inside/Patio	Sq. Ft.
Jordan's Crossing Restaurant	116 + 32	3,437
Lakeside Lounge	96 + 40	3,303
JC's Café and Deli	60 + 24	1,043
Hotel operations (front desk, offices & banquet/meeting facilities)	150	6,125
Hotel services space		6,164
Train Station & other leasable commercial space		7,102
Hot tub & pool changing facilities		788
<b>Total</b>	<b>422 + 96</b>	<b>27,963</b>

**Parties interested in acquiring the assets of the Lodge should contact G-Force, to obtain, sign and return a confidentiality agreement and then receive access to the Data Room and Disclosure Statement.**

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