

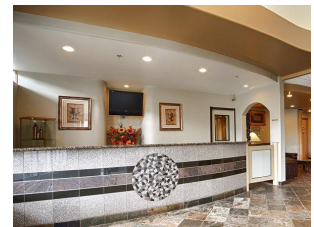
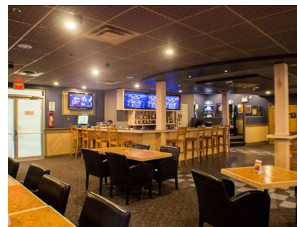


Quality Inn & Suites Westlock

10520 100 Street, Westlock, Alberta



Colliers Macaulay Nicolls Inc. o/a Colliers International Hotels ("Colliers") has been retained by 1007876 Alberta Ltd. (the "Owner") to act as its advisor and exclusive agent in connection with the sale of its fee simple interest in the 61-room Quality Inn & Suites Westlock (the "Hotel" or "Property") in Westlock, Alberta.



KEY INVESTMENT HIGHLIGHTS

- The Hotel was converted to the Quality Inn brand in 2017 and offers 61 guest rooms and suites with an attractive facility offering among local hotels including a restaurant and bar, meeting space and guest laundry facilities, in addition to complimentary hot breakfast, Wi-Fi and parking.
- With a central location and broad mix of amenities, the Hotel is well positioned to benefit from Alberta's rising economy. A new owner can leverage improving market dynamics and explore alternate marketing and management practices to maximize profitability as market fundamentals improve.
- The Property is well located at the junction of Highways 44 and 18, the primary highways leading into Westlock from Edmonton and is within close proximity to popular attractions, government buildings and local amenities such as the Town of Westlock and Alberta Health Services offices, Canadian Tractor Museum, Westlock Golf Course, Westlock Healthcare Centre and Long Island Lake, among others.
- Westlock has a population of approximately 5,100 residents and is located within a one hour drive north of Edmonton, Alberta's capital city. The Town is the government centre for Westlock County and acts as the urban centre for the region with some 14,000 people in the surrounding trade area.

PROPERTY SUMMARY

ADDRESS	10520 100 Street, Westlock, AB
INTEREST	Fee simple
SITE SIZE	±2.09 acres (±91,040 square feet)
BUILT/EXPANDED	1980/2002/2004
KEYS	61 guest rooms including 10 suites
MEETING SPACE	±2,150 square feet
FOOD & BEVERAGE	<ul style="list-style-type: none"> 100-seat The Grill Boya Restaurant 75-seat The Bar Lounge
ADDITIONAL AMENITIES	<ul style="list-style-type: none"> Exercise room Business centre Guest laundry Games room Room service Complimentary hot breakfast
BRAND	Subject to a license agreement with Choice Hotels Canada expiring 2037
LABOUR	Non-union
LIST PRICE	\$3.25 million (\$53,300 per room)

FOR ALL INQUIRIES REGARDING THE PROPOSED SALE, INCLUDING TOURS, PLEASE CONTACT THE EXCLUSIVE ADVISOR:

www.collierscanada.com/hotels

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Please return an executed copy to: hotels@colliers.com

Attention: Alam Pirani, Robin McLuskie, Tom Andrews, Hamir Bansal, Jessi Carrier

PRINCIPAL CONFIDENTIALITY AGREEMENT ("Confidentiality Agreement")

Quality Inn & Suites Westlock Westlock, Alberta, Canada

The undersigned has been advised that Colliers International Hotels ("Colliers") has been retained on an exclusive basis by 1007876 Alberta Ltd. (the "Owner") of the Quality Inn & Suites Westlock (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owner or Colliers for any fees or commissions in connection with the sale of the Property. The undersigned also hereby acknowledges that it has not dealt with any broker, other than Colliers, regarding the acquisition of the Property, or if it has, the undersigned hereby agrees to indemnify the Owner and Colliers against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding Colliers) in connection with the sale of the Property.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. This agreement shall expire after two years. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and the laws of Canada applicable therein.

The Parties have agreed that this Agreement be drafted in English. Les Parties ont exigé et accepté que la présente entente soit rédigée en anglais.

I expressly consent to receiving further electronic communication from Colliers.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers International Hotels.

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2019

Signature: _____
Name: (Print) _____
Company: _____
Title: _____

Full Address: _____

Phone Number: _____
E-Mail Address: _____