



ST. PAUL, ALBERTA

HOTEL INVESTMENT OPPORTUNITY



COLLIERS HOTELS has been retained by BDO Canada Limited (the “Receiver”), solely in its capacity as court appointed Receiver-Manager of Charity Developments Ltd. to act as advisor and exclusive agent in connection with the sale of the 78-key Hampton Inn by Hilton St. Paul, located in St. Paul, Alberta (the “Hotel”, “Property” or “Offering”).

- Newly opened in 2018, the Hampton Inn St. Paul features 78 modern guest rooms and a strong amenity mix among competitive properties with highlights including an indoor saltwater swimming pool and waterslide, 3,700 SF of flexible meeting space, fitness centre and a dedicated breakfast room.
- This award-winning Hotel offers a unique opportunity to acquire a focused service asset well-below replacement cost. Backed by the Hilton CleanStay platform, a new owner can explore various marketing and management strategies to target regional leisure and crew business in the current Covid-19 environment.
- St. Paul is a community of 6,500 people located an approximate 2-hours drive northeast of Edmonton at the northern end of the Eastern Alberta Trade Corridor and western side of the Cold Lake Oil Sands. The County is home to a well-diversified economy backed by a strong agricultural sector with other key industries including tourism, oil & gas and manufacturing.



PROPERTY SUMMARY

Address	4902 39 Street, St. Paul, AB
Interest	Fee Simple
Site Size	±1.94 Acres 84,500 SF
Built	2018
Stores	Four Floors
Keys	78
Parking	Adequate surface parking
Labour	Non-Unionized
Amenities	<ul style="list-style-type: none"> • Indoor saltwater pool & waterslide • Fitness centre • Snack shop • Complimentary Wi-Fi and parking
Meeting Space	±3,700 SF in four rooms
Food & Beverage	Complimentary hot breakfast in a dedicated breakfast room
Brand	Subject to licence agreement with Hilton expiring August 2037
Management	Unencumbered

LOCATION MAP
CLICK HERE

HOTEL WEBSITE
CLICK HERE

www.collierscanada.com/hotels

For all inquiries regarding the proposed sale, including tours, please contact the exclusive advisor:

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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")

Hampton Inn St. Paul **St. Paul, Alberta, Canada**

The undersigned has been advised that Colliers Macaulay Nicolls Inc. o/a Colliers Hotels ("Colliers") has been retained by BDO Canada Limited (the "Receiver"), solely in its capacity as court appointed Receiver-Manager of Charity Developments Ltd. and not in its personal or corporate capacity to act as advisor and exclusive agent in connection with the sale of the Hampton Inn St. Paul (the "Property"). The Receiver 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 Receiver. 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 Receiver 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 Receiver 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 Receiver, 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 Receiver 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 Receiver; 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 Receiver, and has been prepared by Colliers, primarily from information supplied by the Receiver or the Receiver'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 Receiver 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 Receiver 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. Receiver 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 Hotels.

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2020

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

Full Address: _____

Phone Number: _____
E-Mail Address: _____