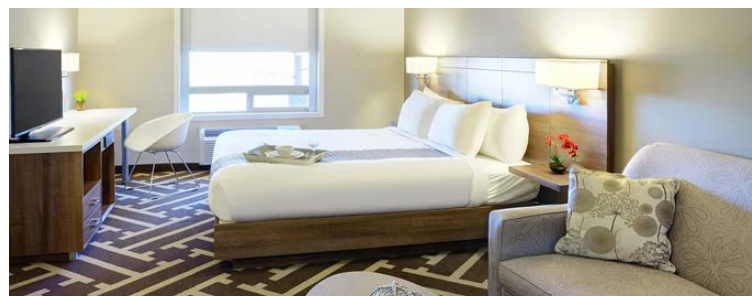


VEGREVILLE HOTEL

6529 HIGHWAY 16A WEST, VEGREVILLE, ALBERTA



COLLIERS INTERNATIONAL HOTELS ("COLLIERS") HAS BEEN RETAINED BY THE OWNER TO ACT AS ADVISOR AND EXCLUSIVE AGENT IN CONNECTION WITH THE SALE OF THIS RECENTLY BUILT 83-KEY HOTEL IN VEGREVILLE, ALBERTA (THE "HOTEL" OR "PROPERTY"). THE HOTEL IS CURRENTLY NOT OPERATING BUT WILL BE DELIVERED TURNKEY FOR A NEW OWNER.



KEY INVESTMENT HIGHLIGHTS

- This mid-market hotel was recently constructed in late 2015 and features modern decor with a desirable amenity mix including an indoor swimming pool, breakfast room and fitness centre.
- The Property's guest rooms include a variety of high-tech amenities including ultra high speed Wi-Fi and an in-room media centre with fast USB device charging, wireless bluetooth speakers and HDMI ports providing connections for a variety of devices to an HDTV. In addition, all rooms offer mini fridges and microwaves.
- Vegreville is an agricultural community of 6,000 people located approximately 45-minutes east of Edmonton and is a regional headquarters for TransCanada Pipelines Ltd., ATCO Electric and the Federal Immigration Case Processing Centre. The Hotel is well-located at the Town's entrance with excellent visibility and access from Highway 16A which connects to the Yellowhead Highway, a major interprovincial highway system in Western Canada and part of the Eastern Alberta Trade Corridor.
- The Property will be delivered as an independent property and unencumbered by any third party management agreement, offering maximum flexibility for a new owner. The Property is well-suited for branding to an international or regional hotel brand to access broad marketing and distribution systems.

PROPERTY SUMMARY

ADDRESS	6529 Highway 16A West Vegreville, Alberta
MAJOR INTERSECTION	Highway 16A West & 60 Street
INTEREST	Fee Simple
SITE SIZE	±1.40 acres (60,984 SF)
YEAR BUILT	2015
GUEST ROOMS	83
FLOORS	4
PARKING	93 surface parking stalls
FOOD & BEVERAGE	Breakfast room
AMENITIES	<ul style="list-style-type: none"> • Indoor swimming pool • Fitness centre • Guest laundry facilities • Ultra fast Wi-Fi connection • In-room media centre

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

www.collierscanada.com/hotels

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

181 Bay Street, Suite 1400
Toronto, ON M5J 2V1
Attention: Alam Pirani / Robin McLuskie

200 Granville Street, Suite 1900
Vancouver, BC V6C 2R6
Attention: Tom Andrews

1800 Avenue McGill College, Suite 400
Montreal, QC H3A 3J6
Attention: Jessi Carrier

8th Avenue Southwest, Suite 335
Calgary, AB T2P 1C9
Attention: Hamir Bansal

PRINCIPAL CONFIDENTIALITY AGREEMENT ("Confidentiality Agreement")

Pomeroy Inn & Suites Grimshaw & Vegreville Hotel **Grimshaw & Vegreville, Alberta, Canada**

The undersigned has been advised that Colliers International Hotels ("Colliers") has been retained on an exclusive basis by PL Hospitality LP and Vegreville Hotel LP (collectively the "Owner") of the hotels located at 4311 51 St, Grimshaw, AB and 6529 Highway 16A West, Vegreville, AB (collectively 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: _____