

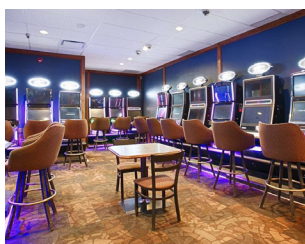
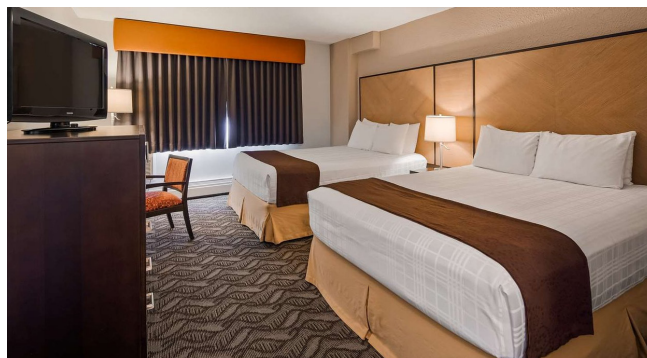


Best Western Airdrie

121 Edmonton Trail S.E., Airdrie, Alberta

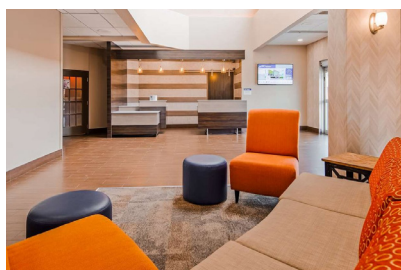


Colliers International Hotels ("Colliers") has been retained by GVR Holdings Ltd. (the "Owner") to act as its advisor and exclusive agent in connection with the sale of the 60-key Best Western Airdrie (the "Hotel" or "Property"), situated in Airdrie, Alberta.



KEY INVESTMENT HIGHLIGHTS

- The Hotel is easily accessible and benefits from its location just off Queen Elizabeth II Highway (Highway 2), the busiest highway in Alberta and primary route leading to downtown Calgary, a short 25-minute drive away.
- Newly renovated in 2018, the Property offers an updated product offering with renovations recently completed to the lobby and guest rooms. In addition to a desirable amenity mix, guests also enjoy the conveniences of the surrounding area, characterized by commercial and retail demand generators.
- The City of Airdrie is home to 70,000 people and ranks as one of the fastest population growth centres in the Greater Calgary region. The ongoing development of several business and industrial parks continues to grow the City's corporate base. Residents and visitors are attracted to Airdrie due to its proximity to the employers, services, and attractions of Calgary while benefiting from a lower cost of living and the atmosphere of a smaller city.
- Calgary's economy is on the rise with the Conference Board forecasting 2.0% real GDP growth in 2020. A new owner can leverage improving market dynamics and explore alternate marketing and management strategies to maximize profitability as market fundamentals improve.



PROPERTY SUMMARY

ADDRESS	121 Edmonton Trail S.E., Airdrie, AB
INTEREST	Fee Simple
SITE SIZE	1.54 Acres (67,082 SF)
OPENED/RENOVATED	1981 / 2018
KEYS	60 including Four Suites
FOOD & BEVERAGE	Complimentary Breakfast, Lounge with 26 VLTs, Leased Restaurant, Room Service
AMENITIES	<ul style="list-style-type: none"> 4,500 SF of Meeting Space Indoor Whirlpool Fitness Centre Lobby Workstation Market Pantry Guest Laundry Parking available in Surface Stalls and Two-Storey Parkade Free Wi-Fi Local Shuttle Service
MANAGEMENT & BRAND	Unencumbered by management and branded with Best Western
LABOUR	Non-Union

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

PRINCIPAL CONFIDENTIALITY AGREEMENT ("Confidentiality Agreement")

Best Western Airdrie Airdrie, Alberta, Canada

The undersigned has been advised that Colliers International Hotels ("Colliers") has been retained on an exclusive basis by GVR Holdings Ltd. (the "Owner") of the Best Western Airdrie (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 _____, 20__

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

Full Address: _____
Phone Number: _____
E-Mail Address: _____