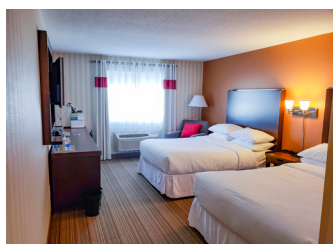


FOUR POINTS PRINCE GEORGE

1790 Highway 97 South, Prince George, British Columbia

FOUR
POINTS
BY SHERATON

COLLIERS INTERNATIONAL HOTELS has been retained on an exclusive basis by Lakeview Hotel Investment Corp. (the "Owner") to act as advisor and exclusive agent in connection with the sale of its fee simple interest in the **75-key Four Points by Sheraton Prince George**, located in Prince George, British Columbia (the "Hotel", "Property" or "Offering").



PROPERTY SUMMARY

| | |
|------------|--|
| ADDRESS | 1790 Hwy 97 South, Prince George, BC |
| INTEREST | Fee simple |
| SITE SIZE | ±1.68 acres (73,300 SF) |
| BUILT | 2007 |
| HEIGHT | Three floors |
| KEYS | 75 |
| AMENITIES | <ul style="list-style-type: none"> Indoor swimming pool and hot tub Fitness & business centres One meeting room (±860 SF) Free Wi-Fi & parking |
| F&B | <ul style="list-style-type: none"> Blackwater Restaurant Room service |
| BRAND | Subject to a license agreement with Marriott expiring April 3, 2028 |
| MANAGEMENT | Unencumbered |
| LABOUR | Non-union |

INVESTMENT HIGHLIGHTS

- Strong location at the southern entrance of Prince George, benefiting from excellent access to both the Yellowhead and Cariboo Highways as well as local demand generators such as the Treasure Cove Casino, University of Northern British Columbia, CN Centre and the Prince George Civic Centre.
- The Hotel is the top performer in its competitive set and was recently renovated in 2018 at a capital cost of \$610,000. The Hotel benefits from branding under the Four Points by Sheraton flag as well as access to Marriott's global marketing and distribution systems.
- Prince George ranks as the largest city in northern British Columbia and acts as the central service hub for 320,000 people in the surrounding trade area. The City enjoys a diverse economic base and is well positioned to benefit from major natural resource projects in the region.

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")

Four Points by Sheraton Prince George Prince George, British Columbia, Canada

The undersigned has been advised that Colliers International Hotels ("Colliers") has been retained on an exclusive basis by Lakeview Hotel Investment Corp. (the "Owner") of the Four Points by Sheraton Prince George (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 British Columbia the laws of Canada applicable therein.

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 _____, 201__

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

Full Address: _____

Phone Number: _____
E-Mail Address: _____