

TORONTO HOTEL INVESTMENT OPPORTUNITY



THE WILLOWDALE HOTEL

170 WILLOWDALE AVENUE, TORONTO, ON

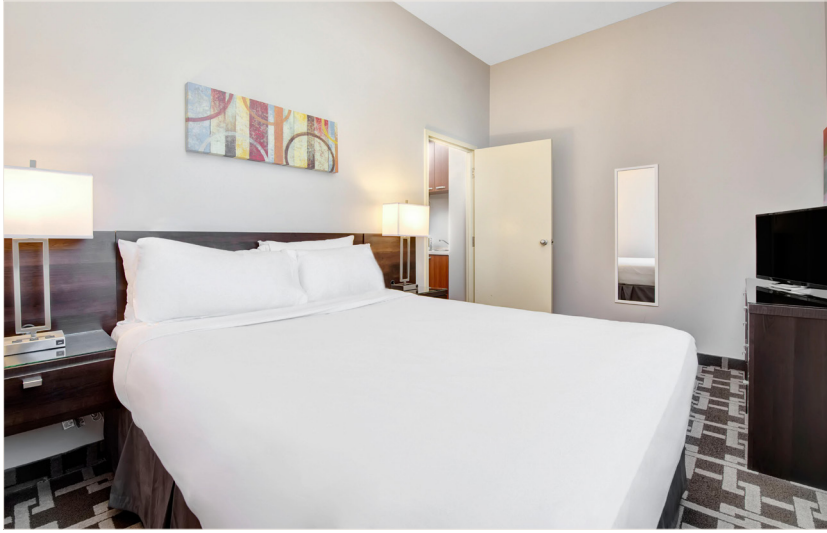


Beechwood Real Estate Advisors, Brokerage Inc. ("Beechwood") has been retained by The Fuller Landau Group Inc. to market the real property municipally known as 170 Willowdale Avenue, Toronto, Ontario and operating as the The Willowdale Hotel (the "Hotel" or "Property").

Situated in Toronto's East Willowdale neighbourhood, The Willowdale Hotel is one of only three hotels within a five-kilometre radius. The Hotel has 13 guest suites, although the owner has preliminary investigated the potential of a 15 room expansion with an interior corridor connection to the existing building.

LIST PRICE: \$8.2 million

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INVESTMENT HIGHLIGHTS

PROFITABLE IN-PLACE HOTEL OPERATION

The Hotel has positive cashflow, achieving a profit margin of approximately 58%.

LOCATED IN A HIGHLY SOUGHT AFTER HOTEL MARKET

As a global gateway city, Toronto is a strategic commercial investment market. There is a significant amount of capital looking to be invested in Toronto's accommodation sector. Growing room night demand along with a contraction in hotel room supply in the Toronto East/North in recent years has pushed RevPAR above past market peaks achieved in 2018/2019, creating a solid foundation for future growth.

EXCEPTIONALLY STRONG LODGING FUNDAMENTALS

The Toronto East/North lodging submarket has experienced strong recovery post-Covid, particularly in rate performance. At its peak in 2018, the submarket reported occupancy of 74.8% and average daily rate of \$141.17, for RevPAR of \$105.55. Forecasted 2023 results indicate occupancy and average daily rate will finish at 74.0% and \$175.51, respectively. This translates to an increase in RevPAR of 23.1% since 2018, reaching RevPAR of \$129.93 in 2023. (Source: CoStar).

EXPANSION OPPORTUNITY

Consideration may be given to the potential expansion of the hotel by approximately 15 additional rooms. Although further study is required, this would nearly double the size of the Hotel offering.

OPERATIONAL FLEXIBILITY

As an independently managed business there is no ongoing management encumbrance, allowing a new owner the flexibility to implement alternate operating and management strategies.

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ASSET PROFILE	
INTEREST CONVEYED:	Fee simple
BUILT:	2004
SITE SIZE:	~7,200 square feet
GROSS FLOOR AREA:	~7,700 square feet
ZONING:	CR1.0 (c1.0; r1.0) SS2 - Commercial Residential
STOREYS:	Two-storey with interior corridor
GUEST SUITES:	13
MEETING ROOM:	~450 square feet



To receive additional information, including the Confidential Information Memorandum and access to the data room, please execute the Confidentiality Agreement and return by email.

All Property tours must be coordinated through Beechwood and tour dates will be provided to those that sign the Confidentiality Agreement.

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