



FOR SALE

TWIN PEAKS RESORT
4365 NORTHLANDS BOULEVARD
WHISTLER, BC

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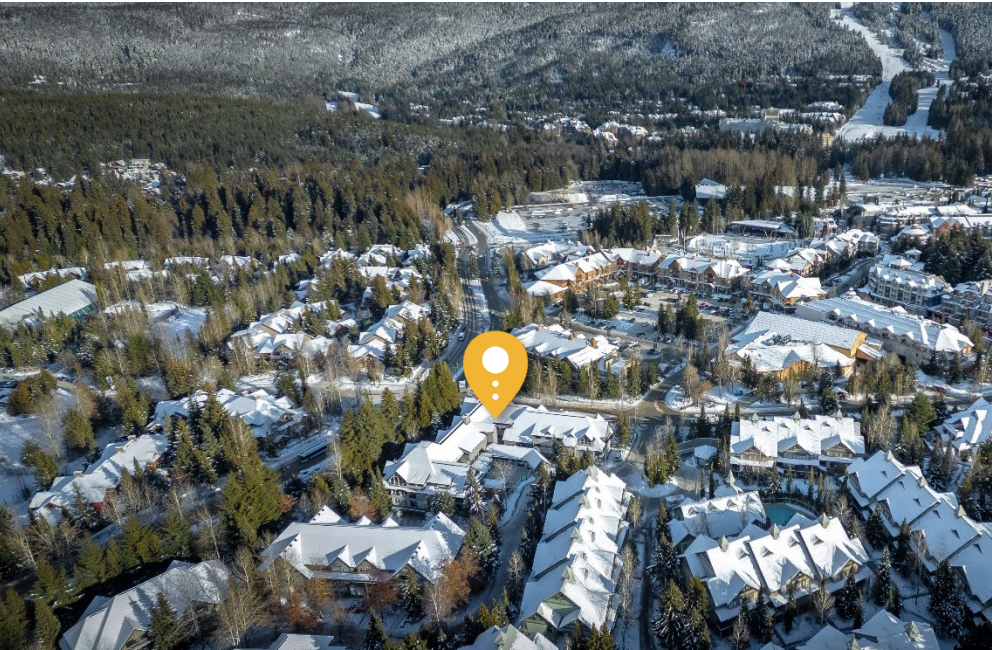
Prominent Value-Add Repositioning Opportunity in
North America's Top Ranked Resort Town of Whistler

Property Introduction

Cushman & Wakefield ULC is pleased to present for sale a 100% interest in the strata titled Twin Peaks Resort located at 4365 Northlands Boulevard, Whistler, BC (the “Property”). The Property comprises 28 strata lots that are currently owned and operated as a vacation club providing prospective investors with a unique value-add and repositioning opportunity. Given the existing ownership structure and strata titles, the Property presents a variety of acquisition options including a turnkey boutique hotel, individual strata lot divestment, and multifamily rental.

The Property consists of 28,589 square feet of net rentable area across 28 two-bedroom suites featuring in-suite laundry and full-sized kitchens. The Property was built in 1995 and has undergone extensive improvements amounting to nearly \$9 million including a new roof, pool renovations, and interior maintenance. The high quality of the in-place improvements makes this a true turnkey acquisition with rarely available optionality across multiple investment strategies. Furthermore, the Property benefits from an exceedingly central location within the heart of North America’s most sought-after ski resort, Whistler Village.

All interested parties should contact the listing agents for access to the data room and further due diligence items upon execution of an NDA.



Salient Details

Address	4365 Northlands Boulevard, Whistler, BC
PID	28 strata titled PIDs
Strata Plan	LMS2027
Zoning	LNR
Year Built	1995
NRA	28,589 sq. ft.
Site Area	1.20 acre 52,275 sq. ft.
Suites	28 two-bedroom suites
Parking Stalls	42 stalls
Financing	Treat as free and clear
Asking Price	Contact Listing Agents

Investment Highlights



Opportunity to acquire a turnkey 28-suite strata titled asset that present unique optionality for boutique hotel operations, individual condo divestment, or multifamily rental.



A premier location in the core of Whistler Village, one of the most vibrant resort communities in North America featuring an enviable mix of world-class restaurants, night life, recreation, hospitality, and lifestyle offerings.



A strategic offering in one of Canada's tightest hotel and multifamily markets that will yield upside from unmatched hospitality and housing fundamentals.



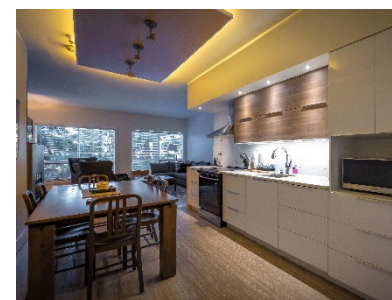
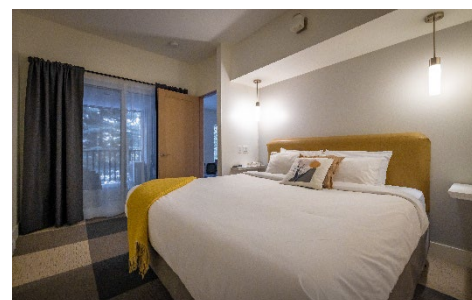
A dynamic opportunity that benefits from a combination of income growth, divestment optionality, and a lack of competitive inventory.



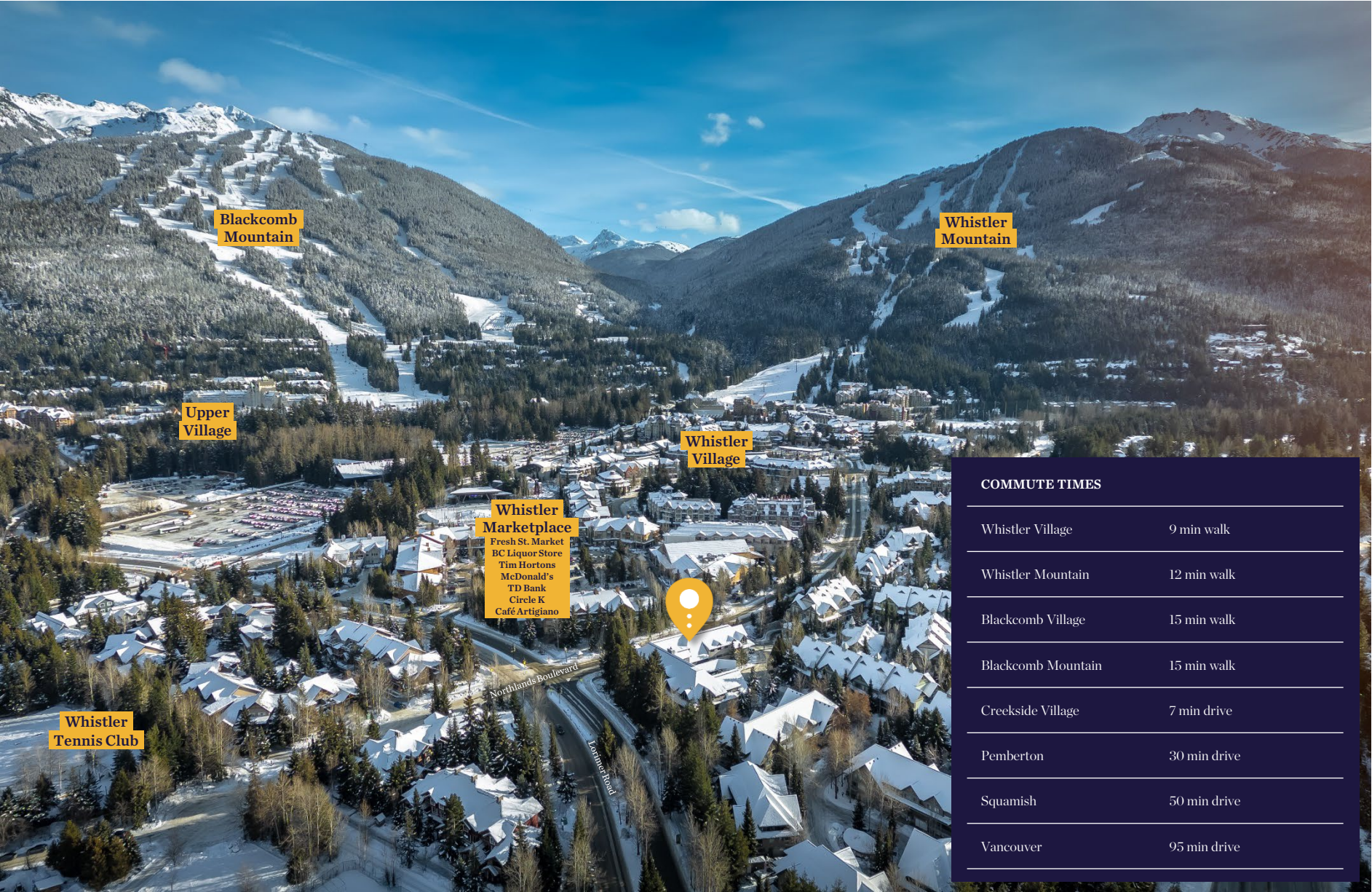
A truly rare opportunity to acquire a one-of-a-kind investment in North America's premier year-round mountain destination.

PROPERTY FEATURES

- » Indoor/Outdoor Pool
- » Outdoor Jacuzzi
- » Sauna
- » Coffee bar & lounge area
- » Secured underground parking
- » BBQ area



Location Overview



COMMUTE TIMES

Whistler Village	9 min walk
Whistler Mountain	12 min walk
Blackcomb Village	15 min walk
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Creekside Village	7 min drive
Pemberton	30 min drive
Squamish	50 min drive
Vancouver	95 min drive

Whistler Facts



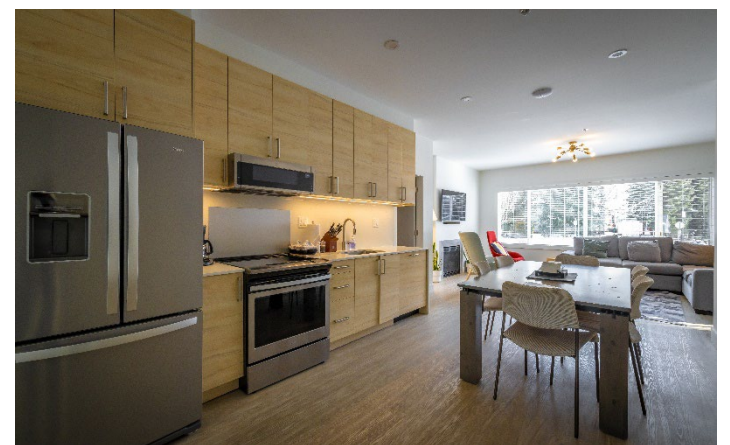
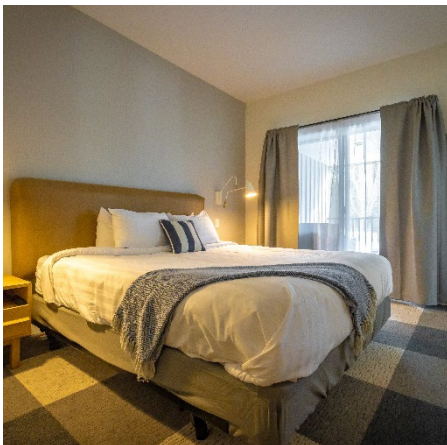
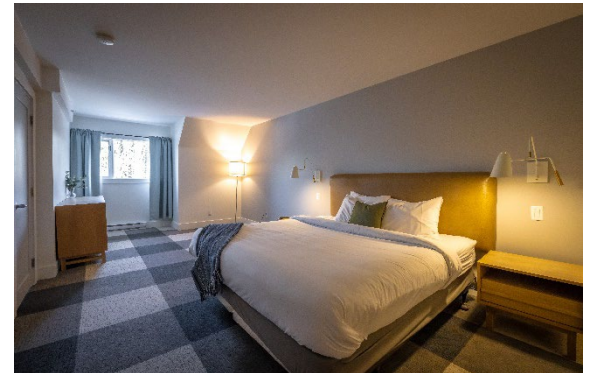
- » 2,124 foot base elevation
- » 8,171 acres of skiable terrain
- » 37 lifts
- » 1,036 cm of average snowfall
- » 200+ trails
- » 16 alpine bowls and 3 glaciers combined
- » +2 million annual visitors
- » #1 ski resort in North America as per Conde Nast



DEMOGRAPHICS – WHISTLER CMA

Population	15,951
Population Change 2019-2024	16.2%
Proj. Population Change 2024-2029	9.3%
Owned Rented Dwellings	54.9% 45.1%
Avg. Household Income	\$154,781
Proj. 2030 Avg. Household Income	\$184,222
% of the Pop. with a Bachelors Degree or Higher	39.9%
Visible Minority	12.9%

Suite Photos



Offering Process

All prospective purchasers are encouraged to reach out to the listing agents as soon as possible. Purchasers are invited to submit offers to purchase to C&W inclusive at a minimum outlining:

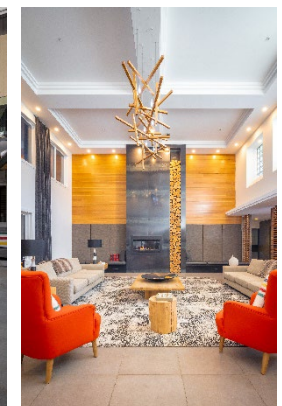
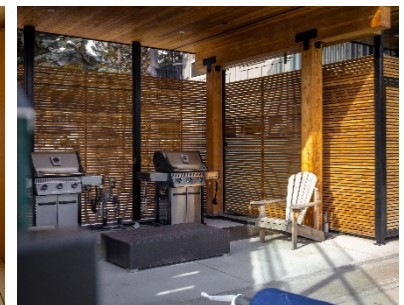
- » Name of the purchaser;
- » Purchase price;
- » Deposit structure;
- » Purchaser conditions, if any; and
- » Closing timeline.

Access to the Data Room

All prospective purchasers are required to complete and sign a confidentiality agreement. Only purchasers who have executed and submitted the confidentiality agreement to C&W will be registered to access the Data Room containing additional information about the Property. The Property sale is subject to an offer process with no formal asking price. All prospective purchasers are invited to contact C&W for additional information and price guidance.

Review of Offers

There is no formal offer submission date. The Vendor, through C&W will respond to offers to purchase the Property as reasonably possible under the circumstances. The Vendor is under no obligation to negotiate or accept any offers to purchase. The Vendor reserves the right to stop the sale process in respect to the Property, or to cease discussions with prospective purchasers, at any time prior to accepting an offer, without notice or liability.





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