



## DAYS INN SIOUX LOOKOUT

Sioux Lookout, Ontario

---

**PROPERTY TEASER**  
COURT RECEIVERSHIP PROCESS





# THE OPPORTUNITY

***A**lvarez & Marsal Canada Inc., LIT (“**A&M**”), in its capacity as Court appointed Receiver and Manager (the “**Receiver**”) of 2367147 Ontario Inc. (“**236 Inc.**”), is seeking offers to purchase the assets of 236 Inc., in particular the fee simple interest in the 60-room Days Inn Sioux Lookout (the “**Hotel**” or “**Property**”). Situated in a premier location in the municipality of Sioux Lookout, the Hotel is in excellent physical condition and in close proximity to an abundance of local attractions and key business demand drivers. The Hotel is being offered by the Receiver on an “as is where is basis” and unencumbered through a sale approval and vesting order, subject to Court approval. The Receiver has retained JLL’s Hotels & Hospitality Group, as its exclusive sales agent to assist in this sales process. Confidential information will be made available to parties who execute a confidentiality agreement.*

*Offers to purchase the Hotel are subject to the terms and conditions outlined in the Court approved Sales Process (i.e. Stalking Horse Bid Sales Process) **with all binding offers due on November 28, 2018 at noon (12:00pm) MT.** Timelines of the Sales Process is discussed further below. The Court approved sales process document is available on the JLL and A&M websites.*

*Any offer on the Hotel must be greater than the current “Stalking Horse Asset Purchase Agreement” in place, as outlined in the Sales Process document.*

*A&M reserves the right at any time to amend or terminate these sale procedures, to decline an interested party the ability to participate in the process, to terminate discussions with any or all interested parties, to reject any or all offers, or to negotiate with any party with respect to a possible transaction.*

---

## AS IS, WHERE IS AND FREE AND CLEAR

The Hotel is being offered by the Receiver on an “as is where is basis” and free and clear of liens and encumbrances, through a sale approval and vesting order, subject to Court approval.

## SALE PROCESS TIMELINE

- **Marketing Process** – commencing October 24, 2018.
- **Bid Deadline** – November 28, 2018 at noon (12:00pm) MT.

# INVESTMENT HIGHLIGHTS



## EXCELLENT QUALITY ASSET WITH UPSIDE POTENTIAL

The Hotel is well-positioned in the local market, featuring a highly visible and convenient location, coupled with outstanding quality in product offering. The Hotel is expected to realize upside in the forecasted period, with cash flows (EBITDA less Replacement Reserve) projected to increase as the Hotel continues to capitalize on positive market fundamentals.



## STRENGTHENING LODGING MARKET

The Ontario North lodging market has experienced steady growth over the past three years, with a RevPAR compound annual growth rate ("CAGR") of 4.2% from 2015 to 2017. Driving this growth has been increasing occupancy levels from 63.7% in 2014 to 68.5% in 2017. This positive momentum has continued in 2018, as RevPAR has advanced a further 8.2% for year-to-date ("YTD") August 2018 over the prior period.



## UNFETTERED MANAGEMENT OPTIONALITY

The Hotel is being offered unfettered, which will provide investors the flexibility to implement their own strategies and revenue management tactics. Management availability also presents opportunity for investors to expand their regional or national hotel management portfolio and harness economics of scale.



## POTENTIAL ALTERNATIVE USE

The building is in excellent condition and situated in a highly desirable and visible site in Sioux Lookout. A prospective owner can choose to replace the Hotel with an alternate use in order to maximize value in the future.







## SUMMARY OF FACILITIES AND AMENITIES



### ADDRESS

3 Sturgeon River Rd,  
Sioux Lookout, Ontario, Canada  
P8T 0A2



### OPEN DATE

2014



### BRAND

Days Inn by Wyndham Hotel  
Group



### GUESTROOMS

60 guestrooms



### BUILDING

2 storey, modular built building  
45,030 SF



### TENURE

Fee simple interest



### LAND SITE

2.05 acres / ±89,232 SF



### MEETING/CONFERENCE SPACE

2,200 SF across 4 meeting rooms



### FOOD & BEVERAGE

Breakfast room - Complimentary  
daily breakfast  
Bar & lounge



### AMENITIES AND RECREATIONAL FACILITIES

- Fitness centre
- Business centre



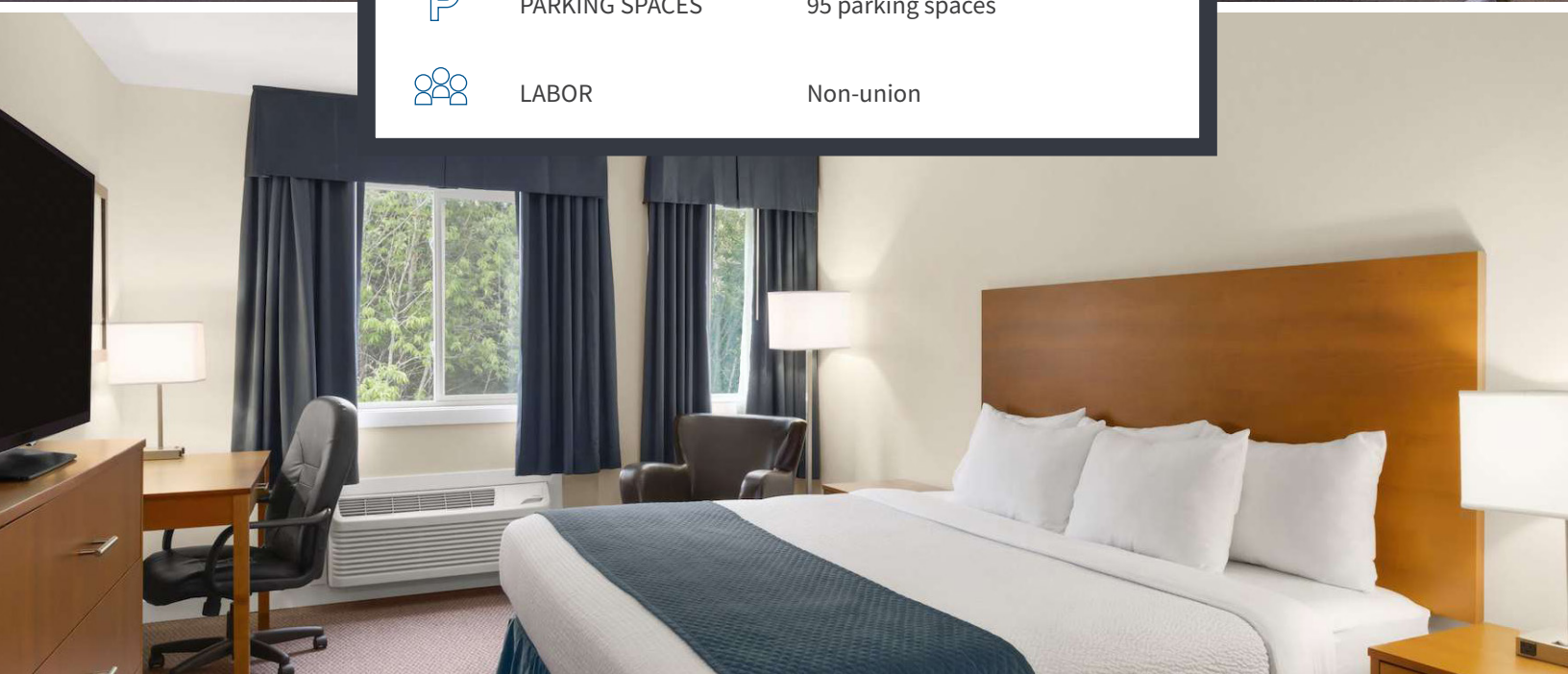
### PARKING SPACES

95 parking spaces



### LABOR

Non-union





# GETTING THERE



Sioux Lookout

Thunder Bay

CANADA

Ottawa

Montreal

Toronto

Boston

Minneapolis

Buffalo

Chicago

Detroit

New York

U.S.A



DRIVE TIMES  
(FROM DAYS INN SIOUX LOOKOUT)

Sioux Lookout Airport → 5 minutes

Dryden → 1 hour

Thunder Bay → 4 hours



FLIGHT TIMES  
(FROM SIOUX LOOKOUT AIRPORT)

Red Lake → 35 minutes

Thunder Bay → 50 minutes

FOR MORE INFORMATION PLEASE CONTACT

MARK SPARROW\*  
Executive Vice President  
Hotels & Hospitality Group  
Tel +1 416 238 4805  
mark.sparrow@am.jll.com

LUKE SCHEER\*  
Executive Vice President  
Hotels & Hospitality Group  
Tel +1 416 238 4807  
luke.scheer@am.jll.com

RYAN TRAN\*  
Vice President  
Hotels & Hospitality Group  
Tel +1 416 238 9786  
ryan.tran@am.jll.com



© 2018 Jones Lang LaSalle IP, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL. \* Sales representative.