



# FAIRMONT HOT SPRINGS RESORT

A four-season resort with significant value creation opportunities, sitting prominently in the Columbia Valley and surrounded by spectacular scenery

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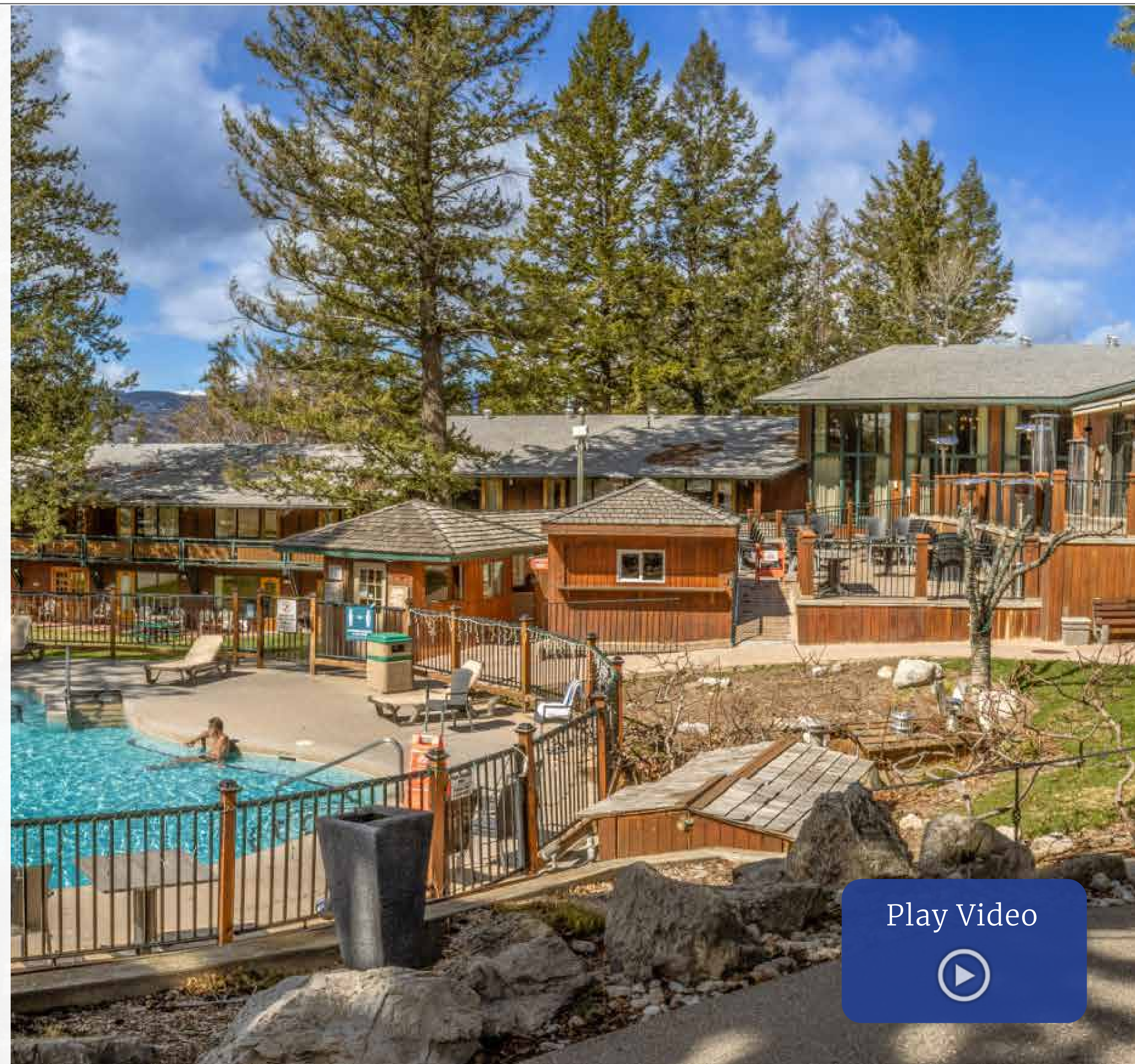
# A Rare Investment Opportunity

## All-Season Resort With Significant Growth Potential

Colliers Hotels and Colliers Unique Properties, divisions of Colliers Macaulay Nicolls Inc. ("Colliers") has been retained by Fairmont Hot Springs Resort Ltd. (the "Vendor" or "FHSR") to act as its advisor and exclusive agent in connection with the sale of its interest in the Fairmont Hot Springs Resort (the "Resort" or "Property").

The Resort is the centrepiece of the unincorporated resort community of Fairmont Hot Springs, BC, with the Property featuring a plethora of amenities amidst approximately 1,229 acres of land, including ±668 acres of additional development land. Canada's largest natural mineral hot springs are located on the property, with the Resort's pools being a significant differentiator. The mineral hot springs are odorless and the naturally heated waters allow for a calming, tranquil and unrivaled experience.

The Offering provides a strategic entry into the coveted resort market in Canada and any further expansion on the excess lands stands to benefit the Property as it continues to enhance the amenity offering and increase visitation.

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# Investment Highlights



## Canada's Largest Natural Mineral Hot Springs

Over 1.2 million gallons of fresh hot mineral water flow through the Resort's pools daily, a distinct competitive advantage



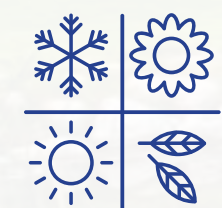
## Loyal Customer Base

The Property is rich in history and has a multi-generation customer base that consistently returns year after year



## ±668 Acres of Additional Development Lands

Exceptional future expansion and development opportunities



## Four-Season Resort

From ski to golf, this 151-room Resort has a unique amenity offering that drives year-round demand with a diverse guest segmentation



## Ownership of Utilities

The Vendor owns the local water and sewer utilities companies, providing a stable base of recurring cash flows and upside potential upon further residential and commercial development in the region



## Strategic Location

In the beautiful East Kootenays region of British Columbia, with immediate access to the Columbia Valley, Lakes and Mountains



The resort community of Fairmont Hot Springs is located in the heart of British Columbia's East Kootenay region and just a three hour drive from Calgary, Alberta.

Situated in British Columbia's beautiful Columbia Valley, the community of Fairmont Hot Springs boasts a full suite of year-round recreational pursuits as well as its own community airport.

The Property is a jewel in the community with offerings of golf, skiing and snowboarding, hiking, biking, fishing, and Canada's largest outdoor natural hot springs pools, making the Property truly irreplaceable. The service offerings make a popular choice as a vacation destination and for weddings and retreats, with natural beauty and panoramic mountain views.

[PROVINCIAL MAP](#)[ABOUT THE AREA](#)





# The Columbia Valley

The breathtaking Columbia Valley lies within “The Valley of a Thousand Peaks”, located between the Rocky Mountain and Purcell Mountain Range.

The valley is known for its clear sparkling lakes, breathtaking scenery, world-class ski resorts, championship golf courses, soothing hot springs, unique shops, cultural festivals, and year-round activities. An all-season recreational paradise with a longer frost-free season as compared to neighbouring areas; the natural beauty and resources in the Columbia Valley's landscape provide for vibrant tourism activity, as well as agriculture and food processing, professional services, and retail.

[PROVINCIAL MAP](#)[ABOUT THE AREA](#)

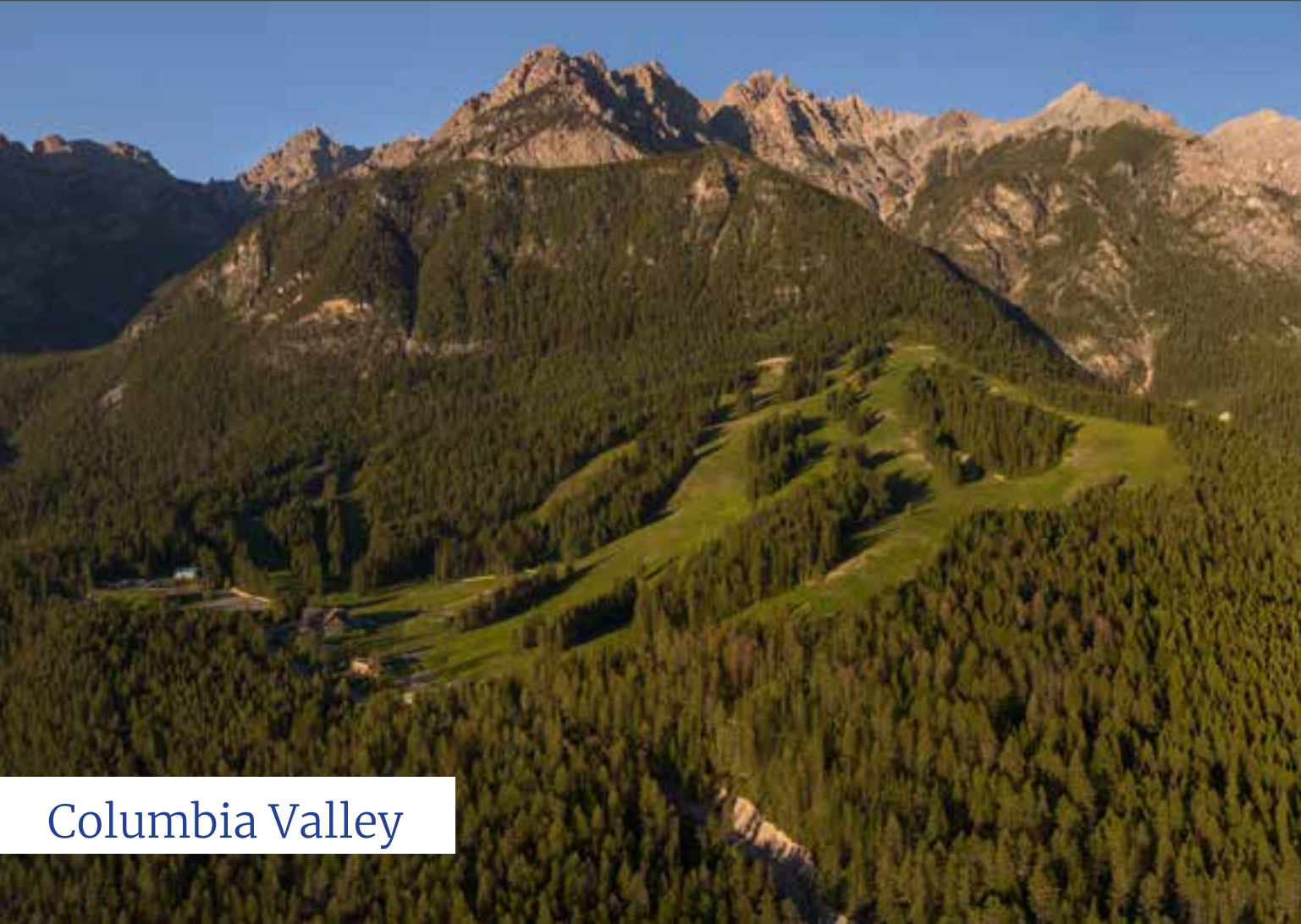


# The Highlights

- Fully operational all-season resort offered at well below replacement cost
- The Resort's natural hot spring pools are a unique draw for day and overnight visits
- Operational upside and revenue enhancement opportunities through targeted renovation programs as well as cost-cutting and stream-lining services
- Improving lodging fundamentals with no new competitive supply and high barriers to entry
- Extensive value creation opportunities on the Property's approximately 668 acres of excess land, with a variety of short, medium and long term strategies to build out complementary uses on the various parcels, from residential to commercial

[THE HIGHLIGHTS](#)[THE LAND](#)[THE RESORT](#)

RV Park



Columbia Valley

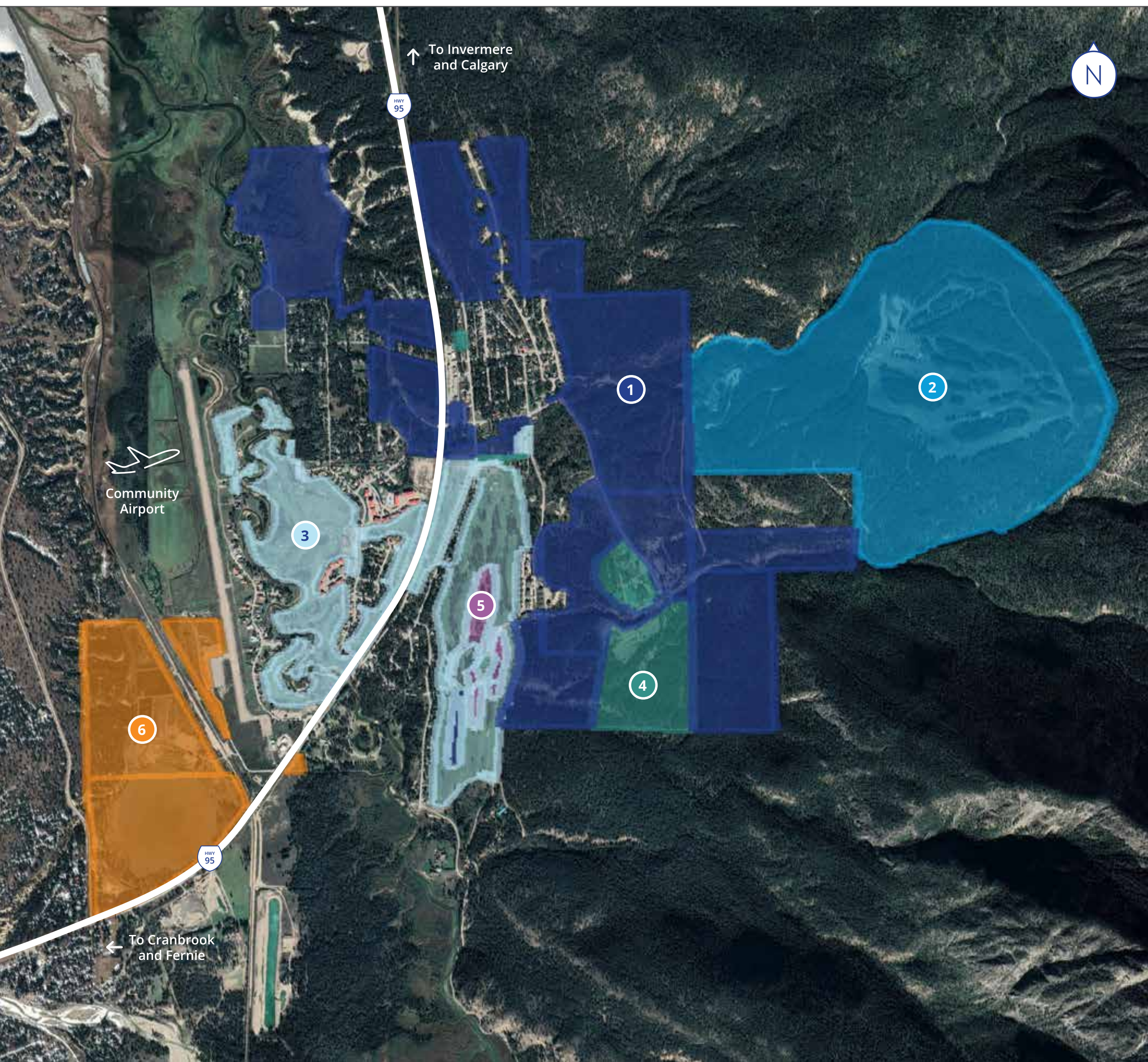


Cottages



Outdoor Mineral Hot Springs





# The Land

- 1 Development Lands  
Size: ±668 acres
- 2 Ski Resort and Tenure  
Size: ±550 acres
- 3 Golf Course Lands  
Size: ±233 acres
- 4 Core Resort  
Size: ±86 acres
- 5 Timeshare Strata Lots  
Size: ±21 acres
- 6 Utilities Lands and Future Industrial Lands  
Size: ±220 acres

[THE HIGHLIGHTS](#)[THE LAND](#)[THE RESORT](#)





# The Resort

## Expansive facilities and services

- 151 guest rooms in the main and adjacent lodge, as well as cabins and cottages
- All season mineral hot springs featuring three outdoor pools, in addition to two indoor pools
- Nearly ±13,000 square feet of flexible meeting space
- Seven food and beverage outlets
- 45 holes of spectacular golf as well as a driving range and golf club
- Ski Hill with 14 runs and two terrain parks in addition to the Ski Lodge and leased equipment rental shop
- RV park with 190 sites and ability to expand as well as management of a second park - the Spruce Grove
- Natural Springs Spa with six treatment rooms
- Outdoor activity centre with tennis courts, playground, mini golf, hiking, snowshoeing, wildlife & birdwatching, horseback riding, kayaking, ATV tours, and ziplining, to name a few
- FHSR also owns 116 Mountainside Villas (35 one-bedroom and 82 two-bedroom units) through a bare trust and subject to a management agreement expiring 2025
- The Offering includes full ownership and control of the water and sewer utility plants that services the resort community

[THE HIGHLIGHTS](#)[THE LAND](#)[THE RESORT](#)



[GALLERY 1](#)[GALLERY 2](#)[Golf Course](#)[Winter Activities](#)[Guest Cabins](#)[View of Mountainside Vacation Villas](#)[Indoor Pool](#)





GALLERY 1   GALLERY 2



RV Park Entrance



Ski Hill



Golf Course



Picnic Area

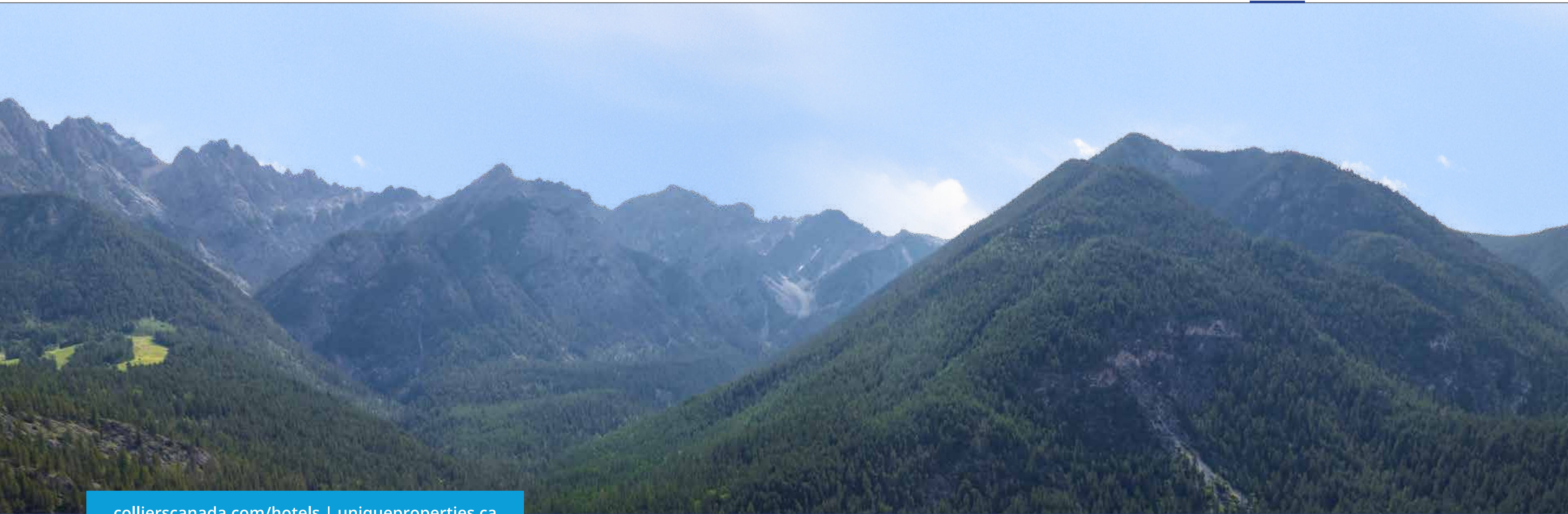


Outdoor Wedding Venue



Outdoor Pools





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For all inquiries regarding the proposed sale, including tours, please contact the exclusive advisors

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