



CAPITAL REQUIREMENTS	
Purchase Price	\$2,700,000
Closing Costs/Cash Float	\$500,000
Improvements	\$300,000
Total Project Cost	\$3,500,000
Financing	
Mortgage	\$1,755,000
Equity Required	\$1,745,000

PROPERTY DETAILS

67-99 GRANDE ALLÉE, QUEBEC CITY

- 3-Star hotel with 23 hotel rooms, large parking lot and potential to add 2 units in lobby.
- Prime location near the Plains of Abraham, the Museum, the Congress Center, Cartier Street and the Jeanne D'Arc Gardens
- Meticulously owned and operated by the same owner for nearly 50 years
- Out of date operational technology with fast value add through digital concierge.

HIGHLIGHTS



12.25%

CAP RATE



14.5%

CASH ON CASH



>\$125

REVPAR



RRSP

REGISTERED PLAN
ELIGIBLE (RRSP, TFSA,
RESP, LIRA, RRIF)

HOTEL REVENUE

Targeted Hotel Revenues		\$1,188,903
Expenses		
Cost of Goods Sold	5.5%	\$65,390
Management and Labour Costs	19.5%	\$212,308
Sales/Operations Costs	20.9%	\$228,269
Overhead and Admin	13.6%	\$148,613
Third Party Management	9.6%	\$105,079
Total Operating Costs	63.9%	\$759,659
Hotel Net Operating Income	36.1%	\$429,244

TARGETED RETURNS

3 Year Return on Investment	112.39%
Capital Multiplier	2.12
Annualized ROI	37.5%
Internal Rate of Return	31.5%
Annual Cash-on-Cash	14.5%
Cap Rate	12.25%
DSCR	2.45

PROJECT HIGHLIGHTS

EQUITY REQUIRED: \$1,745,000

ANNUAL CASH FLOW: \$253,744

ANNUAL CASH FLOW: 14.5%

TARGETED NET OPERATING INCOME

Net Operating Income	\$429,244
Mortgage Payments	\$175,500
Annual Cash Flow	\$253,744

3 YEAR ROI

As Complete Valuation	Cap Rate 9.0%	\$4,700,000
Cash Flow		\$761,231
Appreciation		\$1,200,000
Targeted Total Return		\$1,961,231

