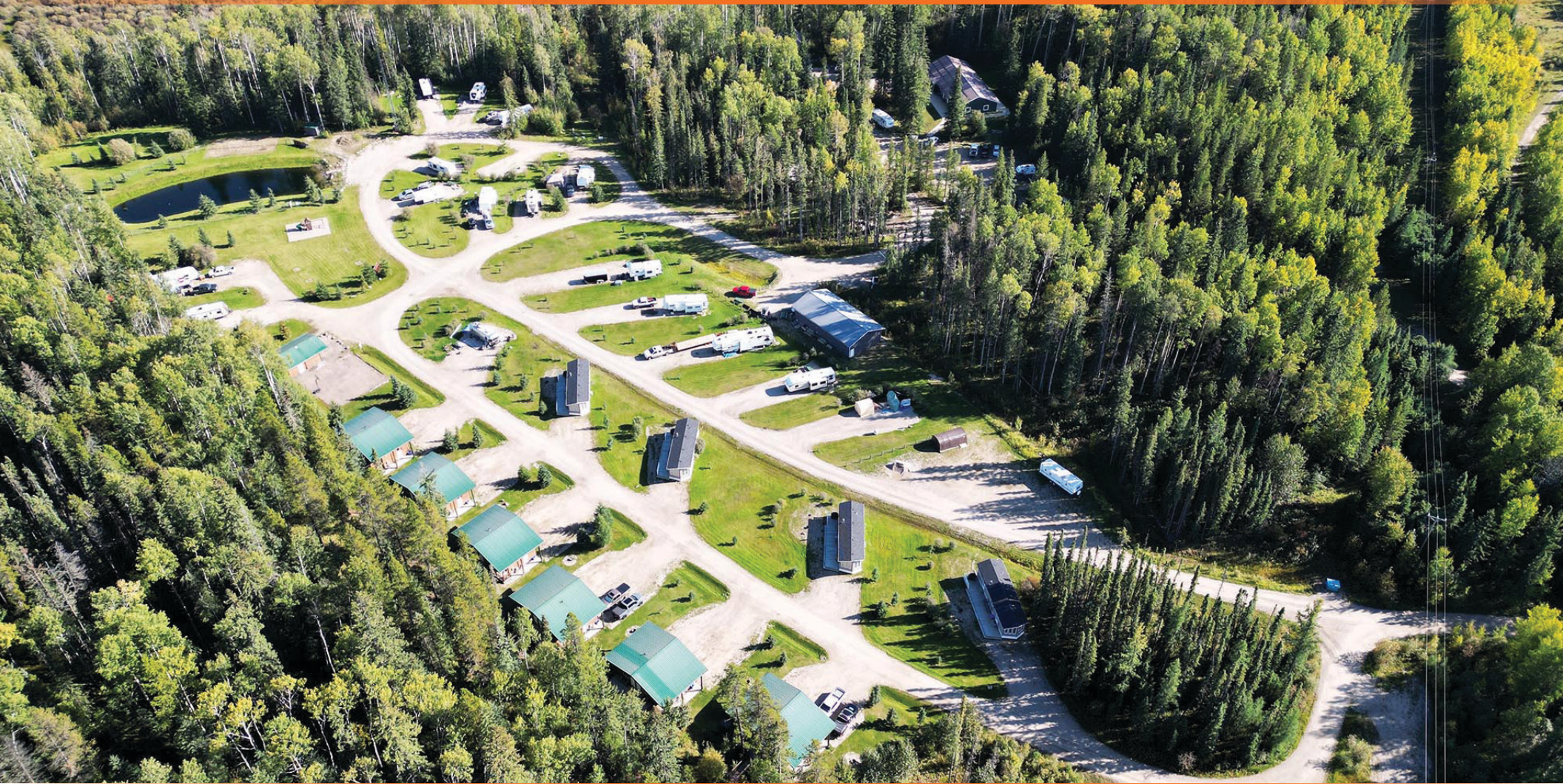


Outback Camping & Cabins

// Rural Investment Opportunity



OPPORTUNITY - LAND & BUSINESS

This turnkey owner-operated hospitality business, which includes the real estate, has been very well maintained and consistently generates a healthy 6-figure net income. Situated on 122 acres of land along Highway 47 just 10 minutes (14 km) southwest of Edson (about 2 hours west of Edmonton), with pavement right to the property line. The business includes 24 rental units (16 cabins & 8-room motel), and 17 year-round full service campsites. A common area building provides a full kitchen with 2 sets of appliances, laundry area (4 sets of appliances), a TV/games room along with a separate shower/washroom facility for guests. There is also a 30'x60' shop with natural gas in-floor heating and 10' grade door.

The campground itself covers approximately 10% (± 12 Acres) of the land, with the balance split between treed/brush and cultivated land. The treed portion comprises $\approx 65\%$ (± 75 Acres) and the cultivated portion is $\approx 31\%$ (± 35 Acres). Also included is a 3 bedroom, 2 bathroom log house with granite counter tops, large primary bedroom and finished basement for owners or live-in manager to reside.

Salient Details (\pm)

Price	\$2,500,000
NOI (Approx)	\$217,000
Cap Rate	8.68%
Municipal	52313 Hwy 47 - Yellowhead County
Legal	SW-21-52-18-W5
Land Size	122.71 Acres
Site Coverage	$\pm 10\%$
Services	Power, Natural Gas, Internet, Cell Tower
Sewer	Septic Tank System
Water	3 Wells - Flow Rate: 10 gpm (City of Calgary ± 1.5 gpm)
Land Use	Rural District



OVERVIEW

24 Rental Units

- 6 Duplex-Style cabins (Built 2006)
- 4 Park Model Units (Purchased 2014)
- 8 motel rooms (Built 1992 / Renovated 2004)

17 Year-Round Full Service Campsites

- Gravel pad
- Water, sewer and 30 & 15 amp plugs
- Fire Pit & Picnic Table.
- Water lines are buried 8' with heat tape to surface

Log House with Office for Owner/Manager

- Built ≈1990
- 3-Bedroom, 2 Bathroom
- Finished Basement

Machine Shop

- 30' x 60' with 10' grade door
- Natural Gas in-floor heating

Common Area & Washhouse

- TV / Games Room
- 2 Full Kitchens (same room)
- Laundry Facilities
- Separate Men's & Women's Showers
- Fire Pits
- Basketball area
- Kids Playground
- Horseshoe pits
- Fishing Pond (approximately 180' x 60' and stocked annually with rainbow trout)

*** Significant balance of land (≈ 111 Acres) available for further development**



RENTAL UNITS - DUPLEX CABINS



Each Cabin has 2 self-contained units including:

- Living / Dining Room / Kitchen
- 2 Bedrooms - 1 Queen Bed (Main Floor), 1 King Bed (Loft - 16' x 14')
- 1 Bathroom (4 piece)
- Balcony (off loft bedroom)
- Covered deck with natural gas BBQ at entrance
- On demand natural gas hot water service (supplies both the in-floor heating systems and 2 kitchens & bathrooms). Air-conditioner & electric wall heater in each unit.
- Fully furnished & stocked with bedding, towels, dishes and pots/pans.
- Grass areas on each side with a fire pit



RENTAL UNITS - PARK MODELS



Each Park Unit includes the following:

- Open-Concept Kitchen, Dining and Living Room
- 2 bedrooms
- 1 Bathroom (4-piece)
- Fully furnished with & stocked with bedding, towels, dishes and pots/pans.
- Air conditioner, natural gas heat & electric hot water.
- Wood Plank Deck (8' x 44')
- Natural Gas BBQ
- Fire Pit



RENTAL UNITS - MOTEL



Each Motel Unit includes the following:

- 1 or 2 queen size or double extra long beds. (4 rooms have 1 bed, 4 rooms have 2 beds)
- 4-piece bathroom with ceramic tile flooring.
- TV, fridge, nightstand and dresser.
- Forced air heating (natural gas)
- Additional electric wall mounted heater and air conditioner units.



COMMON AREA & WASH HOUSE



Common Area is divided into the following areas:

- **Guest kitchen area** - Arborite counter tops, pine cabinets, appliances (fridges (2) Stoves (2) and microwave), a double stainless steel sink and a single ceramic sink.
- **Games room** - Includes TV, sitting area & tables for visiting, pool table, arcade games & vending machines.
- **Laundry room** - Includes 4 sets of coin-operated washers / dryers.
- **Washrooms** - Men's and Women's have a similar finish and layout. The men's has three sinks, 2 showers and 2 toilet stalls. The women's are the same with 1 additional toilet stall.
- **Storage Rooms** for linens and cleaning supplies



CAMP SITES - FULLY SERVICED



17 fully serviced year-round sites include:

- Gravel pad with water, sewer and 30 amp & 15 amp plug.
**Water lines are buried 8' with heat tape to surface
- Fire Pit & Picnic Table.
- Range in size from 54' x 22' - 120' x 32'

**VALUE ADD:

During the last course of renovations, Vendors upgraded 10 campsites (10 - 19) with the following improvements each:

- 50 amp power (currently restricted to 30 amp for RV's)
- 15 amp power
- Natural gas
- Year-round water
- Septic hook up

Once upgrades were completed, 4 park model units were installed on campsites 15 - 18, and are currently rented as deluxe cabins, increasing the monthly revenue for these sites by 267% (\$2400 / site).



LOG HOUSE - OWNER/MANAGER RESIDENCE

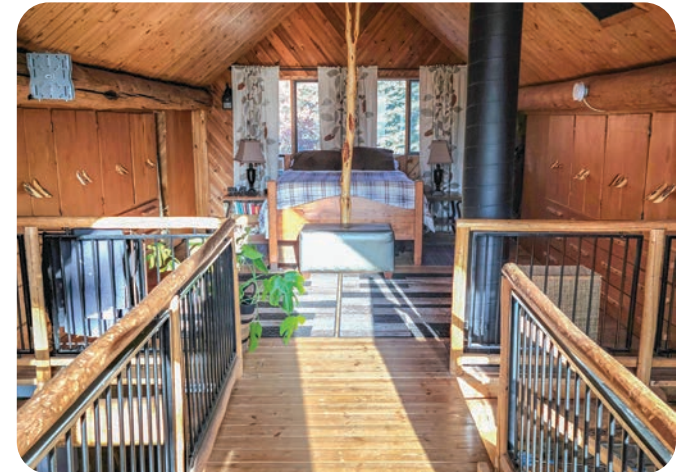


Log House

- Main Floor has open-concept kitchen, dining room, living room, gas fireplace and a 4-piece bathroom.
- Vinyl plank flooring, log finish walls and clear cedar tongue and groove ceiling.
- Granite countertops in kitchen
- Second level is considered a loft, with large 13.5' x 18' bedroom
- Finished basement with living space, 2 bedrooms, yoga room, 3-piece bathroom and laundry room (washer & dryer included).
- Large Deck at rear.

Office

- 12' x 25' (300 SF) with natural gas fireplace.



MACHINE SHOP



Shop Details

- Built 2014
- Dimensions - 30' x 60'
- 10' x 8' grade door
- Wood construction on a concrete slab foundation with metal siding and roof.
- Heated with in floor heating (natural gas).
- Used as a workshop and also houses utilities controls for campsites.

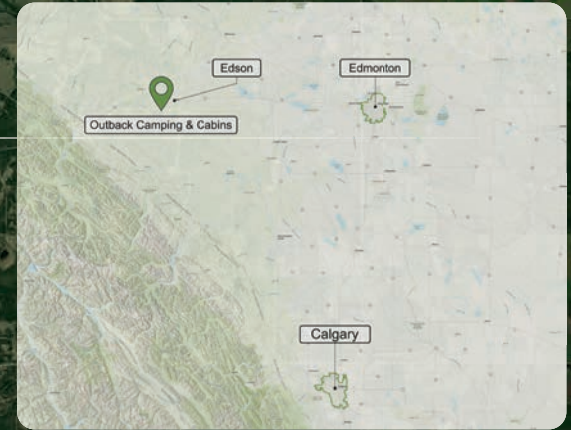


LOCATION



10 minutes (14 km)
from town of Edson

EDSON, AB



Walmart  Sobeys 

SHOPPERS DRUG MART  Mark's 

TD  Canada Trust  CIBC 

panago  servus credit union 

ATB Financial  Fountain Tire 

The BRICK  H&R BLOCK 

choppedleaf  BMO 

Scotiabank  Domino's Pizza  CANADIAN TIRE  RBC 



LOCATION



HWY 47

Exclusive Agents

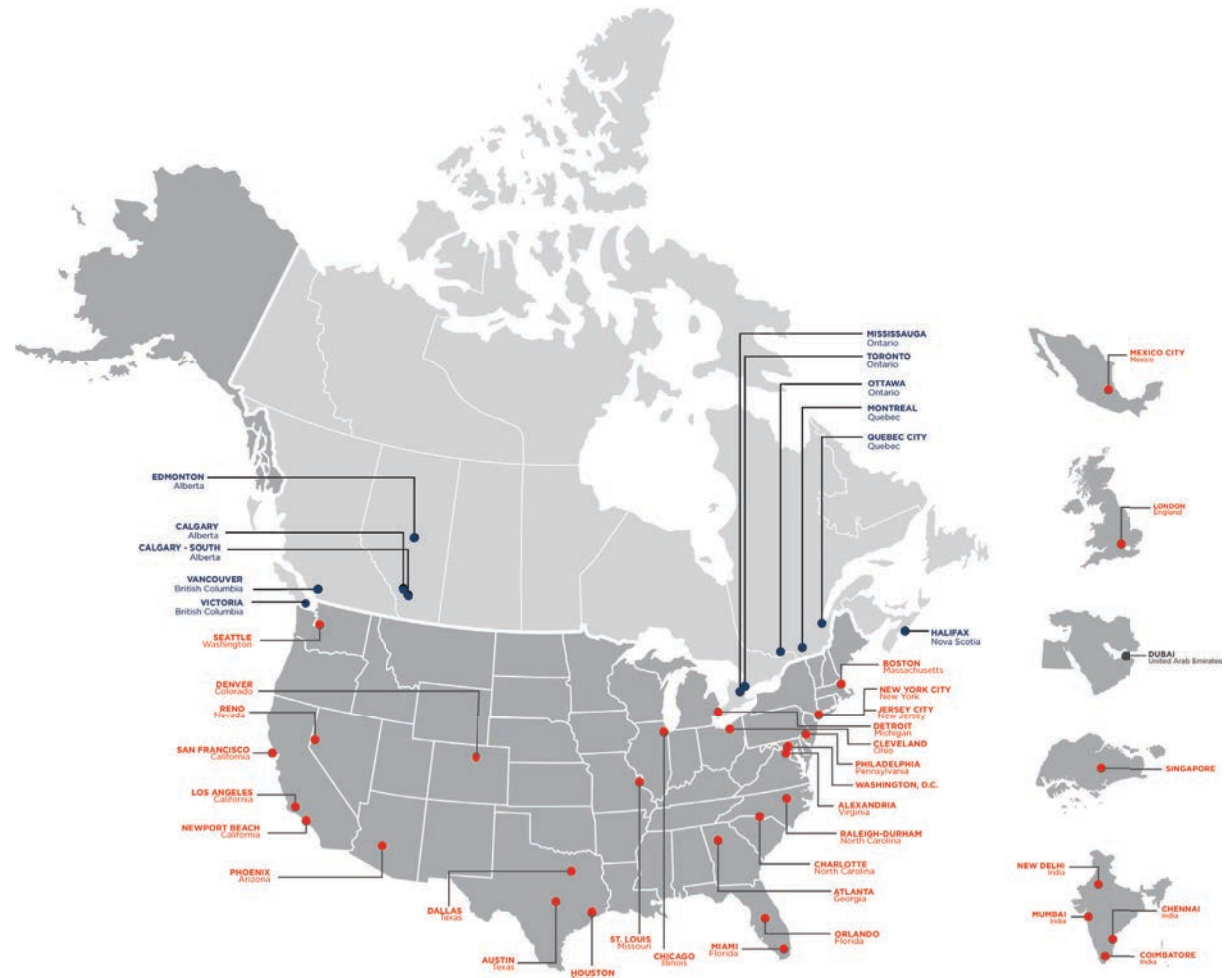
All inquiries regarding the Property or any information contained in this brochure should be directed to CDN Global Advisors as the Exclusive Agents for the Vendor.

Capital Markets | Calgary

Agron Miloti
CEO | Broker
403.478.9966
amiloti@cdnglobal.com

Greg Girard
Senior Associate
306.570.9453
ggirard@cdnglobal.com

Nathan Legg
Senior Associate
778.222.8370
nlegg@cdnglobal.com



Disclaimer - This marketing brochure and/or financial proforma has been created to provide a general overview of existing and / or potential returns in the subject property. All information including expenses, strategy, existing and projected net rental rates, square footage, expiries, and all other information must be verified by the Purchaser upon entering into a conditional sale transaction with the Vendor, consulting appropriate legal, tax, appraisal, accounting, management, environmental, structural, land survey, economic, financial and/or other professionals as required. The Purchaser's ability to achieve certain net rental growth rates and other value added strategies are subject to its own research, conclusion and understanding of the specific asset and market, as well as additional factors including but not limited to its experience, resources, knowledge, economic variables, and other factors. While we have no reason to doubt the accuracy of the information contained herein, we cannot guarantee it. The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN Global Advisors Ltd. does not assume responsibility for any errors or omissions. By receiving this information, you agree to keep the contents confidential. This information shall not be distributed to any other party without first obtaining the written permission from CDN Global Advisors Ltd. and the potential Vendor. For additional information regarding this property, please contact CDN Global Advisors Ltd. only.