

Office of the Advisor:

Marcus & Millichap Real Estate Investment
Services Canada Inc., Brokerage
275 Bank Street, Suite 301, Ottawa, ON K2P 2L6
Phone: 613-364-2300, Fax: 613-364-2310

Due Diligence

Interested parties are invited to inspect the Property and review pre-due diligence documentation, prior to submission of any offer. Property inspections may be arranged by appointment through the Advisor. Access to a comprehensive electronic data room will be made available to interested parties.

Submission Guidelines

Submissions will be evaluated primarily on the following:

- consideration offered for the Property,
- method of payment of the consideration,
- prospective purchaser's ability to complete the transaction,
- form of offer, and
- proposed date and conditions of closing.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any submission for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion.

Condition of Sale

The Property and all fixtures, chattels and equipment included with the Property is to be purchased on an "as is, where is" basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity

or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a prospective purchaser, will have been provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

Offering Price

BLOCK A - RETIREMENT RESIDENCE - \$1,750,000
BLOCK B - HOTEL & ONE STOREY COMMERCIAL - \$1,600,000
BLOCK C - STREET TOWNHOUSES - \$6,540,000

Exclusive Representation

All inquiries regarding the Property or any information contained in this CIM, should be directed to the undernoted on behalf of the Vendor and the Advisor.

Advisory Team

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