



## Downtown Montreal Hotel Acquisition Opportunity

CBRE Hotels is pleased to introduce an opportunity to pre-purchase the hotel component of the mixed use hotel/condominium development (the "Hotel") to be located at Avenue des Canadiens and Drummond Street for sale on behalf of Broccolini Construction Inc. and Cartera Private Equities Inc. The Hotel will be centrally located in downtown Montreal directly across from the Bell Centre and Lucien-L'Allier metro and train station, with frontage on Avenue des Canadiens, Drummond and de la Montagne Streets. This turn-key hotel will have between 100 and 150 guest rooms, approximately 4,500 SF (418 SM) of meeting space, a restaurant, lounge, swimming pool and fitness centre. The swimming pool and fitness centre will be subject to a shared services agreement with the condominium component. The Hotel will be offered unencumbered by brand and management.

To receive additional information, including the Confidential Information Memorandum and access to the data room, please execute the enclosed Confidentiality Agreement and return by email or fax (416-362-8085). The CBRE Hotels team identified below will be pleased to arrange tours of the site and address any inquires regarding the sale.



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## Offering Summary

<b>GUEST ROOMS:</b>	100 to 150 guest rooms
<b>SITE SIZE:</b>	Approx. 0.73 acres (0.29 hectares)
<b>OPENING DATE:</b>	Scheduled for fall/winter 2015
<b>FOOD &amp; BEVERAGE:</b>	Restaurant and lounge
<b>MEETING SPACE:</b>	Approx. 4,500 SF (418 SM)
<b>OTHER AMENITIES:</b>	Fitness centre, swimming pool, business centre and concierge services.
<b>BRAND / MANAGEMENT:</b>	Will be delivered unencumbered by brand and management.

## Investment Highlights

### PRIME LOCATION

The site is ideally located across from the Bell Centre, home of NHL's Montreal Canadiens and host to over 120 first-class concerts and shows annually. Annual visitation to the Centre is over 1.5 million people. The site is also within a short walk from Sainte Catherine West, the City's main retail district as well as museums, galleries and nightlife located along Crescent Street. Largely considered the City's premier office tower, 1250 Rene Levesque (one million SF/95,000 SM) is located to the east of the site, while E-Commerce Place, Montreal's newest office complex including two prestigious Class A office buildings anchored by CGI, IBM and CSC, is situated to the west of the site.

### COMPLEMENT OF FACILITIES

The Hotel will have 100 to 150 guest rooms, 4,500 SF (418 SM) of meeting space, a restaurant and lounge. The Property will also offer a fitness centre, swimming pool, business centre, valet parking, rooftop terrace and concierge services. Hotel guests will also benefit from extensive retail options on the ground floor of the development.

### NEW BUILD

This "turn-key" asset will provide immediate best-in-market product which will appeal to corporate, leisure and group and meeting segments.

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## CBRE | Hotels

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**CONFIDENTIALITY AGREEMENT**

To: **Brocolini Construction Inc. and Carttera Private Equities Inc. (the "Vendor")**

c/o **CBRE Limited ("CBRE")**  
145 King Street West, Suite 600  
Toronto, ON M5H 1J8  
Fax 416 362 8085

To the Attention of:

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Re: **Hotel component of the mixed use development to be located at Avenue des Canadiens and Drummond Street, in the City of Montreal (the "Property")**

The undersigned (the "Recipient") hereby acknowledges and agrees as follows:

1. CBRE agrees to provide the Recipient with information pertaining to the Property, including but not limited to, an Information Memorandum and information provided directly, verbally or written, or within a Data Room, which collectively constitutes confidential information proprietary to the Vendor (the "Confidential Information").
2. The Recipient shall not directly or indirectly disclose the Confidential Information or that any discussions are taking place, to any person, firm, corporation, partnership, association or other entity, except as hereinafter provided or otherwise required by law, and shall protect such Confidential Information from disclosure by exercising a standard of care sufficient to preserve its confidential nature.
3. The Recipient shall be permitted to disclose the Confidential Information to consultants, directors, officers, employees and agents of the Recipient as needed for the evaluation thereof provided that each are notified of the obligations contained herein and the Recipient remains fully responsible to CBRE and the Vendor for any breach of this Confidentiality.
4. The Recipient's right to receive information hereunder may be terminated by CBRE or the Vendor at any time upon written notice to the Recipient whereupon the Recipient shall remit and surrender to CBRE or destroy, without any cost to CBRE or the Vendor, the Confidential Information, and all notes and writings in respect thereof, which the Recipient, its consultants, directors, officers, employees and agents may have in their possession at that time.
5. The obligations imposed on the Recipient shall not apply to any information which is in the public domain or which is received by the Recipient in good faith from a third party which did not acquire such information directly or indirectly from CBRE or which has an independent right to such information.
6. The Recipient acknowledges that CBRE and the Vendor make no representations or warranties, expressed or implied, as to the accuracy, completeness or otherwise of the Confidential Information and that CBRE and the Vendor shall have no liability resulting from the use of such Confidential Information.
7. The Recipient hereby agrees to indemnify CBRE and the Vendor against any damages, liability or expense (including legal fees and disbursements) caused to CBRE or the Vendor, and arising from any breach by the Recipient of its obligations under the terms of this Agreement.
8. The Recipient acknowledges and agrees that it has had the opportunity to obtain independent legal advice as to the terms and conditions of this agreement and has either received same or expressly waived its right to do so.
9. This Agreement shall be governed by and construed in accordance with the laws of the Province of Quebec.
10. This Agreement shall not be assigned with out the prior written consent of the parties hereto.
11. If any provision of this Agreement shall be held invalid or unenforceable, such validity or unenforceability shall attach only to such provision and shall not in any manner affect or render invalid or unenforceable such provision in any other jurisdiction or any other provision of this Agreement in any jurisdiction.
12. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, legal personal representatives, successors and permitted assigns.
13. The Recipient hereby acknowledges that the Property was not introduced by any other registered real estate agent or intermediary and agrees to work directly with CBRE.
14. The Recipient acknowledges that it has requested that the foregoing Agreement be drawn up in the English language. / Le soussigné déclare qu'il a exigé que la présente entente soit rédigée en anglais.

Dated at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
(Recipient Signature)

\_\_\_\_\_  
(Witness)

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Telephone/Fax \_\_\_\_\_ / \_\_\_\_\_

Email \_\_\_\_\_