

CBRE

NOVOTEL TORONTO CENTRE

Downtown Toronto Investment Opportunity



Standard Room - One King



Stage Door Lounge



Lobby



Cafe Nicole

INTRODUCTION

CBRE has been exclusively retained by Old York Esplanade Hotels Ltd. and Olde Yorke Parking Enterprises Limited (the "Vendor") in the sale of its fee simple interest in the 262-room Novotel Toronto Centre located at 45 The Esplanade (the "Hotel") and leased commercial property (the "Commercial Property") and underground parking garage (the "Parking Garage") located at 35 the Esplanade, both in Toronto, (all three components, collectively, the "Property").

ASSET PROFILE

PROPERTY

Address:

Hotel: 45 The Esplanade, Toronto, ON

Commercial Property & Parking: 35 The Esplanade, Toronto, ON

Ownership Interest:

Fee simple

Year Completed:

1987

HOTEL

Guest Rooms:

262

Food & Beverage:

- Café Nicole – 98 seats, plus 40-seat private dining room
- Stage Door Lounge - 61 seats

Function Space:

- Approx. 8,288 sq. ft.
- Number of Rooms: 9
- Largest Room: 2,486 sq. ft.

Other Amenities:

- Indoor Pool
- Whirlpool
- Sauna
- Fitness Centre
- Business Centre

COMMERCIAL PROPERTY

- 7,403 sq. ft. ground floor retail
- 17,578 sq. ft. second floor office

PARKING GARAGE

- 446-stall three-level underground garage

EXCEPTIONALLY LOCATED

In the historic St. Lawrence neighbourhood in the heart of downtown Toronto. On the border of the Financial Core with some 24.4 million sq. ft. of office space and walking distance to Union Station.

STRONG TOP LINE

Market share of 103% to 107% in the past four calendar years. ADR improved 7.7% in 2015 and there is further rate upside through a guest room renovation and public space refresh.

EXCELLENT FACILITIES

Strong complement of facilities including a restaurant, lounge, self-contained meeting floor and recreation, coupled with commercial property and parking providing additional in-place income stream.

VALUE ENHANCEMENTS

There is an opportunity to re-purpose underutilized space, including creating a leased street-level coffee shop and enhancing meeting facilities to drive additional income.

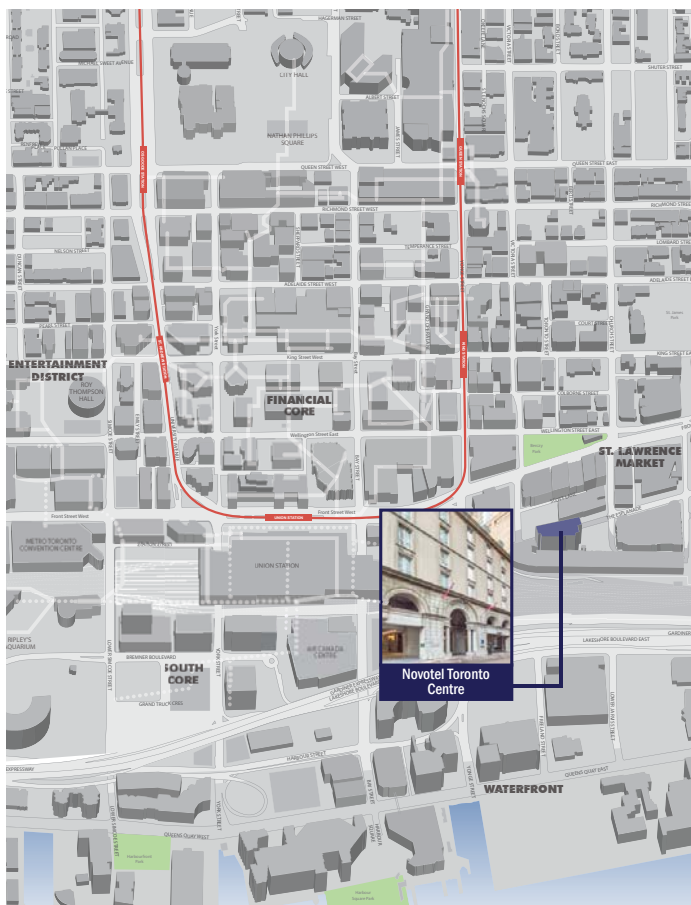
BRAND & MANAGEMENT

The Hotel is being sold with the Novotel brand and Accor Hotels management in place. Accor Hotels is one of the world's leading hotel operators and European market leader.

INCOME UPSIDE

Repositioning the retail space to achieve higher rental rates and fully leasing office space, as well as exploring alternative parking operations or management in the near term provides potential for increased income.

INVESTMENT HIGHLIGHTS





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