



OKANAGAN LANDMARK

WITH SIGNIFICANT RESIDENTIAL DEVELOPMENT POTENTIAL
IN WEST KELOWNA | BC



THE OPPORTUNITY

CBRE Limited is pleased to offer the opportunity to acquire the exclusive development rights for an already approved Master Development Plan of up to 7,000+ acres. The Master Development Agreement outlines the development rights to (1) expand Crystal Mountain, (2) facilitate the development of a new and unique year round resort with over-night accommodations, and (3) develop a master planned community at the base of an Okanagan landmark.



KELOWNA REGION, BRITISH COLUMBIA

- Kelowna added approximately 4,000 new residents in 2016 and the Kelowna Census Metropolitan Area (CMA) was the fastest growing region in Canada in 2015
- The technology sector expanded to 355 businesses in the Central Okanagan up by 11 per cent from 2013 to 2015
- Building permit values were \$464 million up 30 per cent in 2015
- Record breaking number of single family home build permits approved in the area

Crystal Mountain is a popular local ski mountain located in West Kelowna in the heart of the Okanagan. The Ski operations on the Mountain may be expanded to 10 chairlifts providing access to a new mountain face with more challenging terrain.

Village Elevation	1,150 meters
Peak Elevation	1,440 meters
Total Area	Over 7,000 acres
Snowfall Average	310 cm
Ski Runs	24 30% Novice, 50% Intermediate 20% Advanced
Chair Lifts	2
T-Bar	1

MASTER PLAN RESORT VILLAGE CONCEPT



DIRECT ANNUAL IMPACT



VISITORS

OVER
3 MILLION
ANNUALLY



DIRECT JOBS

OVER
10,000



TOURISM REVENUE

OVER
1.2 BILLION
UP 40.5%



INCREASE
IN VISITATION

26.9%
IN THE PAST
10 YEARS



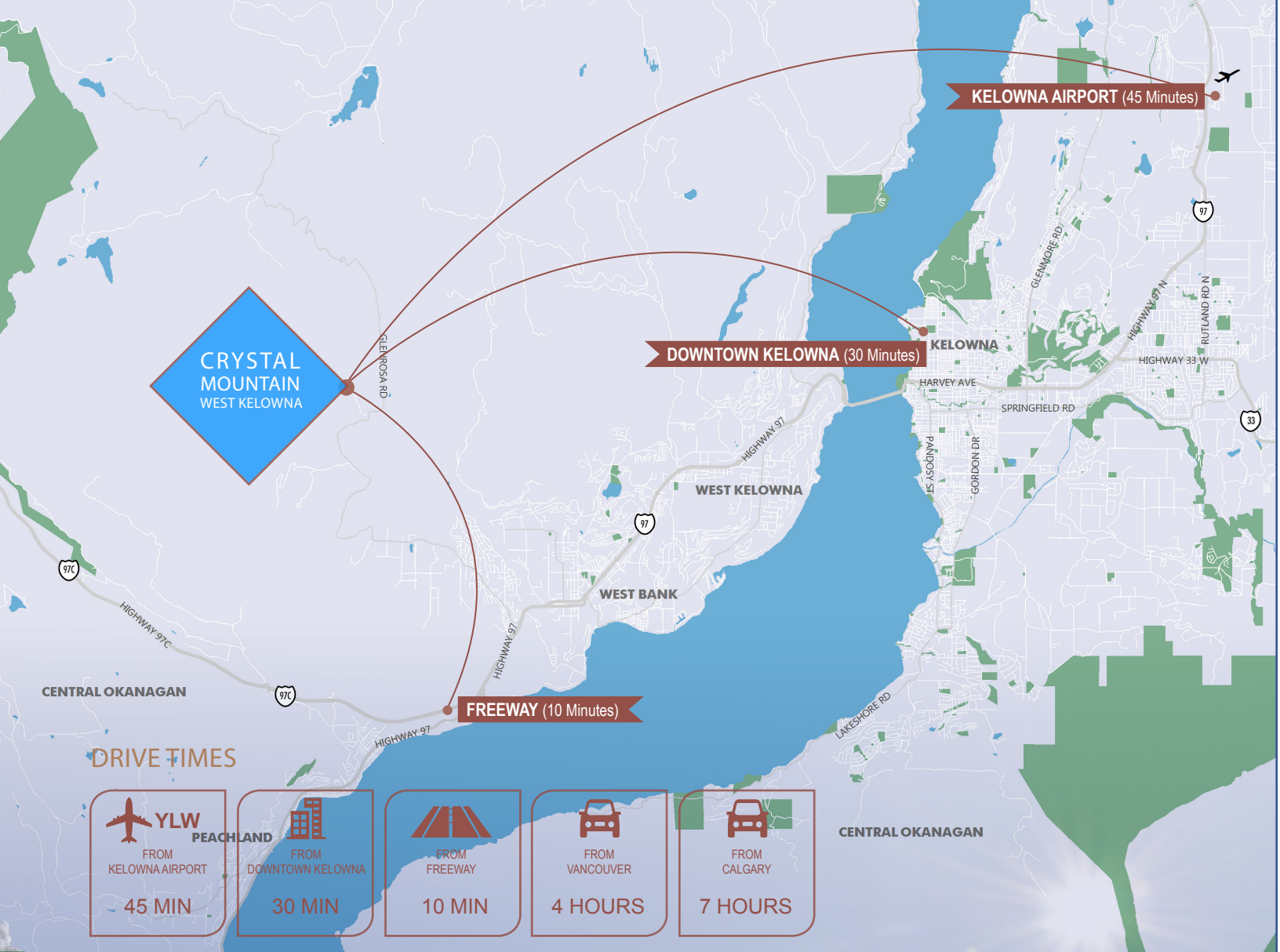
INCREASE IN
HOUSEHOLD INCOME

OVER \$15,000
IN THE PAST
5 YEARS

THE DEVELOPMENT POTENTIAL

The potential is to achieve a summer and winter, year-round recreation paradise and to create a vacation destination for both the local and the international market. The Master Development Agreement (MDA), provides exclusive development rights of the ski area (encompassing over 7,000 acres) and the exclusive right to acquire fee simple land. The Master Plan includes a resort village area of approximately 1,100 acres including an 18-hole golf course and approximately 4,000 bed-units including:

- 135 condominium units, 139 townhouses, 365 single family homes;
- three 100-room hotels, five bed and breakfasts;
- 80,000 square feet of commercial space;
- 25,000 square foot day lodge; and
- 30,000 square foot conference/exhibition centre



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