



**\$390,000**

## **740 sqft lock-off suite**

Experience Whistler at its finest with this versatile one bedroom lock-off at Whistler Village Inn & Suites!

The flexible layout offers two separate entrances and balconies, giving you the option to stay in one side while renting out the other, or enjoy the entire suite with family and friends.

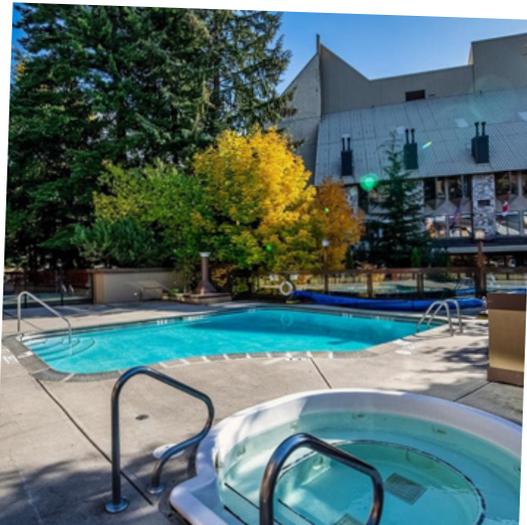
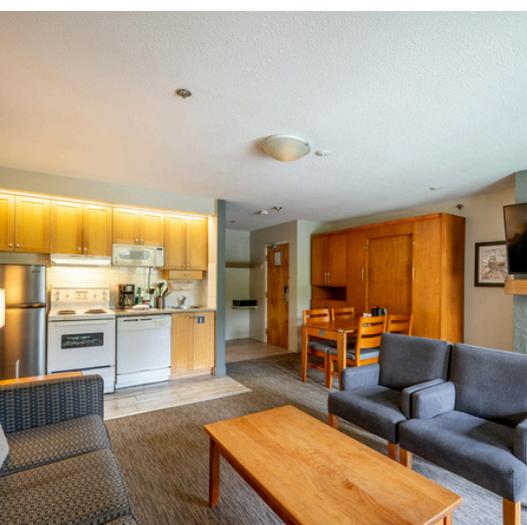
Perfectly positioned in the heart of the village, you'll be steps away from ski lifts, bike trails, shops, and dining. It presents the ultimate convenience and a gateway to year-round adventure.

Enjoy village life and mountain fun right at your doorstep! Owners can occupy up to 28 days in the summer and 28 days in the winter season. Hands-off, hotel-managed and revenue producing when not in owner's use.

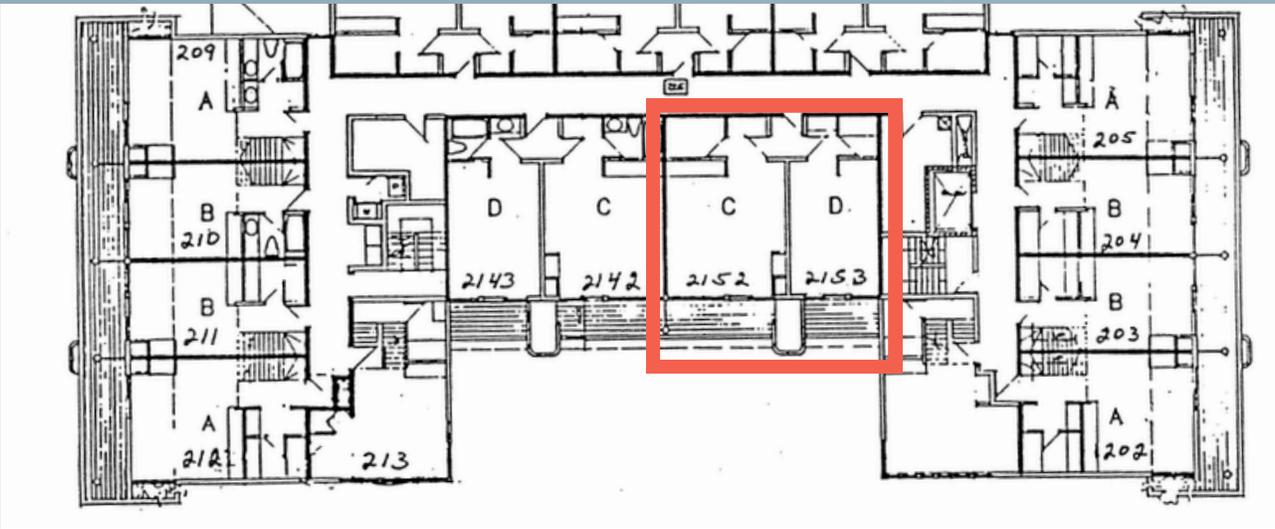


# #2152 & 2153 WHISTLER VILLAGE INN & SUITES

4420 Sundial Place, Whistler



First Floor

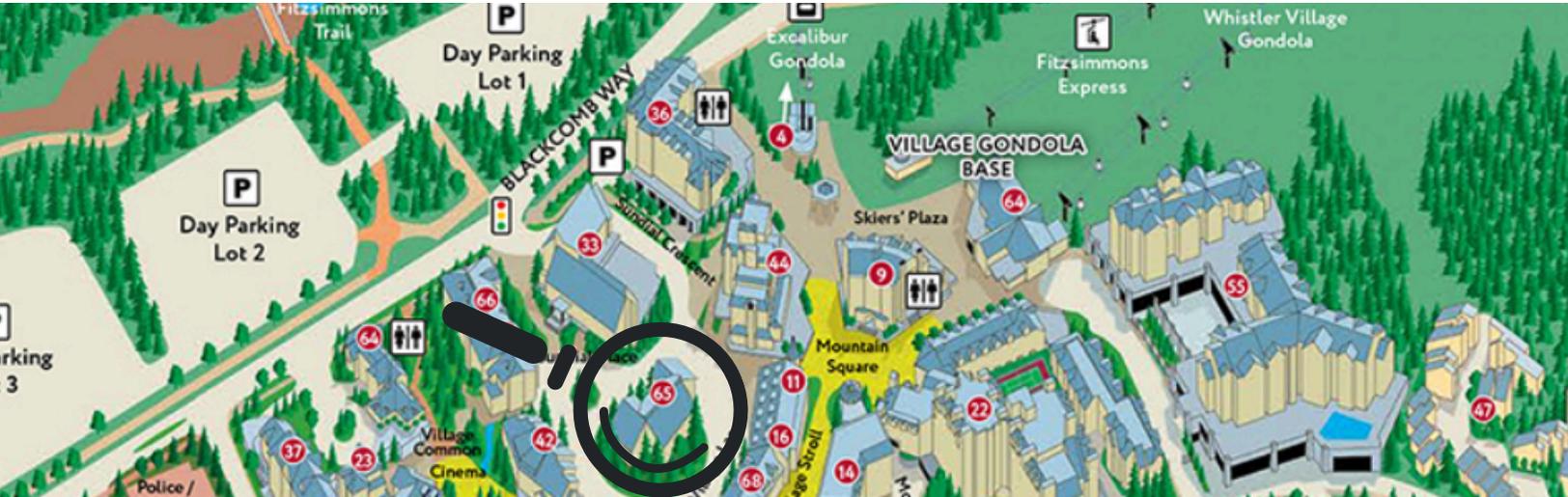


- Spacious 740 sqft
- 2 separate entrances and balconies
- Full kitchen
- Sleeps up to 8 people

- Located in the heart of Whistler Village
- Dog friendly
- Restaurant within the building
- 24 hour front desk



- Outdoor pool and hot tub
- Laundry facilities
- Gym and sauna
- Ski lockers and bike room
- Secure underground parking





## Income and ROI 2152 & 2153 Whistler Village Inn & Suites

| Year | Listing Price | sqft | Net Unit Cash Distributions | Property Tax | Bottom Line to Owner | Return on Investment |
|------|---------------|------|-----------------------------|--------------|----------------------|----------------------|
| 2024 | \$390,000     | 740  | \$18,400                    | \$2,748      | \$15,652             | 4%                   |

### Whistler Village Inn & Suites

#### Income Tax Schedule

Year Ended December 31, 2024

*(Unaudited - See Compilation Report)*

| Strata Lot# | Unit                    | Revenue Share % | Hotel Revenues | Expenses       |          |                | Net income (loss) before Strata Fees & CCA |           |          | CCA Allocation | Net Unit Cash Distributions (Receipts) |
|-------------|-------------------------|-----------------|----------------|----------------|----------|----------------|--|-----------|----------|----------------|--|
|             |                         |                 |                | Hotel Expenses | WRA Fees | Total Expenses | Strata Fees (including GST)                | CCA       |          |                |  |
| 1           | 107-2<br>107-3<br>107-4 | 2.6599          | \$ 137,367     | \$ 81,935      | \$ 1,695 | \$ 83,631      | \$ 53,736                                  | \$ 24,035 | \$ 4,417 | \$ 20,684      |  |
| 2           | 101-2<br>101-3          | 1.7936          | 94,627         | 55,250         | 1,131    | 56,381         | 38,246                                     | 15,511    | 2,978    | 18,633         |  |
| 3           | 105-2<br>105-3          | 1.8596          | 98,717         | 57,483         | 1,131    | 58,614         | 40,103                                     | 15,469    | 3,088    | 19,661         |  |
| 4           | 104-2<br>104-3          | 1.8596          | 98,717         | 57,283         | 1,131    | 58,414         | 40,303                                     | 15,552    | 3,088    | 19,661         |  |
| 5           | 103-2<br>103-3          | 1.9264          | 98,899         | 59,991         | 1,131    | 61,122         | 37,777                                     | 15,511    | 3,199    | 17,044         |  |
| 6           | 102-2<br>102-3          | 1.7936          | 90,392         | 55,250         | 1,131    | 56,381         | 34,011                                     | 15,511    | 2,978    | 14,102         |  |
| 7           | 213                     | 1.2621          | 65,116         | 38,878         | 1,131    | 40,009         | 25,108                                     | 12,225    | 2,096    | 11,098         |  |
| 8           | 212                     | 1.6608          | 87,180         | 51,159         | 1,131    | 52,290         | 34,890                                     | 15,344    | 2,758    | 16,455         |  |
| 9           | 211                     | 1.2621          | 65,073         | 39,028         | 1,131    | 40,159         | 24,914                                     | 10,895    | 2,096    | 10,974         |  |
| 10          | 210                     | 1.2621          | 63,694         | 38,878         | 1,131    | 40,009         | 23,685                                     | 10,853    | 2,096    | 9,676          |  |
| 11          | 209                     | 1.6608          | 86,331         | 51,309         | 1,131    | 52,440         | 33,891                                     | 14,263    | 2,758    | 15,041         |  |
| 12          | 208-2<br>208-3          | 1.8596          | 95,202         | 57,283         | 1,131    | 58,414         | 36,788                                     | 15,386    | 3,088    | 16,146         |  |
| 13          | 207-2<br>207-3          | 1.8596          | 92,279         | 57,383         | 1,131    | 58,514         | 33,765                                     | 15,427    | 3,088    | 13,100         |  |
| 14          | 206-2<br>206-3          | 1.8596          | 91,656         | 57,283         | 1,131    | 58,414         | 33,242                                     | 15,469    | 3,088    | 17,691         |  |
| 15          | 214-2<br>214-3          | 1.7936          | 95,213         | 55,250         | 1,131    | 56,381         | 38,833                                     | 15,511    | 2,978    | 18,923         |  |
| 16          | 215-2<br>215-3          | 1.7936          | 92,405         | 55,250         | 1,131    | 56,381         | 36,025                                     | 15,427    | 2,978    | 18,400         |  |
| 17          | 201                     | 1.2621          | 66,999         | 38,878         | 1,131    | 40,009         | 26,990                                     | 12,434    | 2,096    | 12,981         |  |
| 18          | 202                     | 1.6608          | 87,965         | 51,459         | 1,131    | 52,590         | 35,375                                     | 15,428    | 2,758    | 17,240         |  |
| 19          | 203                     | 1.2621          | 66,332         | 38,978         | 1,131    | 40,109         | 26,224                                     | 10,895    | 2,096    | 12,315         |  |

This unit had some personal owner usage, which means revenue wasn't generated on those nights. When an owner stays during their allocated time, that night is not available for rental income. You may notice slightly higher revenue on comparable units with the same share factor but less owner use.



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