

# the westin suite 413



**413-4090 Whistler Way**

**With Whistler and Blackcomb Mountains in your backyard and the driving range in the front, this revenue producing Westin studio suite will place you in the heart of Whistler.**

*Offered at :*

**\$279,000 Canadian**

The Real Estate Leaders



# photo gallery



Come to Whistler - Home of the 2010 Winter Olympics and Paralympics

The Real Estate Leaders



# property features

**With Whistler and Blackcomb Mountains in your backyard and the driving range in front, this studio suite places you in the heart of one of Canada's great year-round recreation destinations.**

**It little wonder that Condé Nast Traveler and TRAVEL + LEISURE Magazine have named the Westin in their respective prestigious award lists of places to stay in North America.**

**The ideal location, slope-side on Whistler Mountain, of this finely appointed studio suite with impeccable friendly service levels ensures your stay will be an experience worth re-living time and time again from season to season.**

**So whether your stay in your own property at the Westin includes a round or two of golf at the championship golf courses nearby, or canoeing on the River of Golden Dreams, or skiing the two highest vertical rise mountains in North America, you'll discover for yourself how your ownership in a world-class hotel and world-class destination can be.**

**This studio suite #413 is waiting for you and is revenue producing while you are away.**

**Come to Whistler - Home of the 2010 Winter Olympics and Paralympics**

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With Whistler and Blackcomb Mnt in your backyard and the driving range in the front, this Westin studio suite will place you in the heart of Whistler. Revenue producing. IUD 85.

**Additional Property Information**

|                          |                                    |   |                                  |
|--------------------------|------------------------------------|---|----------------------------------|
| Status: <b>Active</b>    | Rent Cov: <b>Phase II</b>          | Front:                                    | Heating: <b>Electric/Propane</b> |
| City: <b>Whistler</b>    | R. Mgnt Co: <b>O'Neill Hotel..</b> | Fireplaces: <b>1</b>                      | Plumbing: <b>Copper/Plastic</b>  |
| Area: <b>Village..</b>   | R. Mgnt Ph:                        | FP Type: <b>Gas</b>                       | Sewer: <b>Y</b>                  |
| Complex: <b>Westin</b>   | TW Fee?: <b>N</b>                  | Parking Type: <b>Underground</b>          | Septic: <b>N</b>                 |
| Price: <b>\$279,000</b>  | TW Fee:                            | Park Spaces: <b>0</b>                     | Water: <b>Municipal</b>          |
| Type: <b>Condominium</b> | TW Freq:                           | Basement: <b>None</b>                     | Electricity: <b>Y</b>            |
| Built: <b>2000</b>       | Suite: <b>N</b>                    | Construction: <b>Concrete &amp; Steel</b> | Propane: <b>Y</b>                |
| Land Size:               | Suite Brm:                         | ExtFinish: <b>Concrete</b>                | List Co: <b>RE/MAX</b>           |
| Size: <b>392</b>         | Suite Rent:                        | Flooring: <b>Mixed</b>                    | MLS?: <b>Y</b>                   |
| Stories: <b>1</b>        | Depth:                             | Roofing: <b>Metal</b>                     | List # : <b>W012040</b>          |
|                          |                                    | Cm 1st 100k: <b>3.00%</b>                 | Balance: <b>1.50%</b>            |

**Condominium Features**

|                        |                      |                  |                  |                        |                    |                   |
|------------------------|----------------------|------------------|------------------|------------------------|--------------------|-------------------|
| Bedrooms: <b>.5</b>    | Garburator: <b>N</b> | Stove: <b>Y</b>  | Washer: <b>N</b> | Central Vac: <b>N</b>  | Wind Cov: <b>Y</b> | Sauna: <b>N</b>   |
| Bathrooms: <b>1.00</b> | Compactor: <b>N</b>  | Fridge: <b>Y</b> | Cable: <b>Y</b>  | Furnishings: <b>Y</b>  | Security: <b>Y</b> | Hot Tub: <b>Y</b> |
| Microwave: <b>Y</b>    | Dishwasher: <b>Y</b> | Dryer: <b>N</b>  | AC: <b>N</b>     | # Fireplaces: <b>1</b> | Steam Rm: <b>Y</b> | Pool: <b>Y</b>    |

**Strata Information**

Strata Fees: **\$0** Freq: **Monthly**

**Tax Information**

Tax Amount: **\$2,560** Tax Year: **2005** Dyke Tax :

List Date: **01/28/2006** Print Date: **02/10/2006**

All Measurements Are Approximate; The above information is provided for the sole use of the members of The Whistler Listing System and is from sources believed reliable but should not be relied upon without verification. The Whistler Listing System assumes no responsibility for its accuracy. Not intended to solicit already listed properties.

# THE WESTIN RESORT & SPA

## WHISTLER

Name:  
Unit: 413  
Interest Upon Destruction: 85

Month: December  
Year: 2004

| Details   | Current Month     |               | Year-To-Date       |               |
|---|-------------------|---------------|--------------------|---------------|
|   | This Year         | Last Year     | This Year          | Last Year     |
| <b>Revenues</b>                                     |                   |               |                    |               |
| Room Revenue  | \$6,548.28        | \$0.00        | \$39,652.86        | \$0.00        |
| Food and Beverage Revenues                          | \$1,033.81        | \$0.00        | \$10,131.45        | \$0.00        |
| Telecommunication Revenues                          | \$32.27           | \$0.00        | \$455.11           | \$0.00        |
| Other Revenues                                      | \$519.31          | \$0.00        | \$3,741.03         | \$0.00        |
| <b>Total Revenues</b>                               | <b>\$8,133.67</b> | <b>\$0.00</b> | <b>\$53,980.45</b> | <b>\$0.00</b> |
| <b>Departmental Expenses</b>                        |                   |               |                    |               |
| Room Expenses                                       | \$972.47          | \$0.00        | \$10,321.20        | \$0.00        |
| Food and Beverage Expenses                          | \$817.47          | \$0.00        | \$8,436.30         | \$0.00        |
| Telecommunication Expenses                          | \$70.06           | \$0.00        | \$640.50           | \$0.00        |
| Other Expenses                                      | \$358.05          | \$0.00        | \$2,119.14         | \$0.00        |
| <b>Total Departmental Expenses</b>                  | <b>\$2,218.05</b> | <b>\$0.00</b> | <b>\$21,517.14</b> | <b>\$0.00</b> |
| <b>Gross Operating Income</b>                       | <b>\$5,915.62</b> | <b>\$0.00</b> | <b>\$32,463.31</b> | <b>\$0.00</b> |
| <b>Undistributed Expenses</b>                       |                   |               |                    |               |
| Administrative and General                          | \$417.88          | \$0.00        | \$4,161.42         | \$0.00        |
| Sales and Marketing                                 | \$260.09          | \$0.00        | \$3,455.04         | \$0.00        |
| Maintenance   | \$106.02          | \$0.00        | \$1,409.10         | \$0.00        |
| Utilities   | \$52.39           | \$0.00        | \$578.28           | \$0.00        |
| <b>Total Undistributed Expenses</b>                 | <b>\$836.38</b>   | <b>\$0.00</b> | <b>\$9,603.84</b>  | <b>\$0.00</b> |
| <b>Gross Operating Profit</b>                       | <b>\$5,079.24</b> | <b>\$0.00</b> | <b>\$22,859.47</b> | <b>\$0.00</b> |
| <b>Fixed Expenses</b>                               |                   |               |                    |               |
| Management Fee Base - OHR                           | \$249.86          | \$0.00        | \$1,749.48         | \$0.00        |
| Continuing License Agreement                        | \$477.09          | \$0.00        | \$3,125.64         | \$0.00        |
| Strata Fees   | \$270.32          | \$0.00        | \$3,242.76         | \$0.00        |
| Interest Expense                                    | \$18.60           | \$0.00        | \$245.22           | \$0.00        |
| Property Tax  | \$0.00            | \$0.00        | \$4,450.56         | \$0.00        |
| Rent  | \$320.54          | \$0.00        | \$2,408.28         | \$0.00        |
| Tourism Whistler Fees                               | \$44.95           | \$0.00        | \$541.68           | \$0.00        |
| Insurance   | \$13.02           | \$0.00        | \$157.38           | \$0.00        |
| <b>Total Fixed Expenses</b>                         | <b>\$1,394.38</b> | <b>\$0.00</b> | <b>\$15,921.00</b> | <b>\$0.00</b> |
| <b>Cash Avail. Before FF&amp;E &amp; Other Ded.</b> | <b>\$3,684.86</b> | <b>\$0.00</b> | <b>\$6,938.47</b>  | <b>\$0.00</b> |
| <b>Misc. Charges &amp; Other Deductions</b>         |                   |               |                    |               |
| FF&E  | \$240.15          | \$0.00        | \$1,569.19         | \$0.00        |
| mountain club membership                            | \$58.85           | \$0.00        | \$706.20           | \$0.00        |
| principal repayment                                 | \$46.94           | \$0.00        | \$538.66           | \$0.00        |
| property tax  | \$0.00            | \$0.00        | \$1.03             | \$0.00        |
| Other Deductions                                    | \$0.00            | \$0.00        | \$0.00             | \$0.00        |
| <b>Total Misc. Charges and Other Ded.</b>           | <b>\$345.94</b>   | <b>\$0.00</b> | <b>\$2,815.08</b>  | <b>\$0.00</b> |
| <b>Net Cash Available For Distribution</b>          | <b>\$3,338.92</b> | <b>\$0.00</b> | <b>\$4,123.39</b>  | <b>\$0.00</b> |
| <b>Distributions During Current Month</b>           |                   |               |                    |               |
| distributions                                       | \$0.00            | \$0.00        |                    |               |
| <b>Total Distributions</b>                          | <b>\$0.00</b>     | <b>\$0.00</b> | <b>\$1,579.24</b>  | <b>\$0.00</b> |
| <b>Cumulative Totals</b>                            |                   |               |                    |               |
| Cumulative Profit/Loss from March 17, 2000          |                   |               | \$13,312.50        |               |
| Distributions to Date                               |                   |               | \$11,391.44        |               |
| Cumulative Funds Held for owner / Owed by owner     |                   |               | <b>\$1,921.06</b>  |               |

### Gross Revenue Calendar

|   |          |    |          |    |          |    |          |    |           |
|---|----------|----|----------|----|----------|----|----------|----|-----------|
| 1 | \$49.43  | 7  | \$40.64  | 13 | \$77.73  | 19 | \$283.99 | 25 | \$481.46  |
| 2 | \$80.78  | 8  | \$68.28  | 14 | \$87.05  | 20 | \$288.23 | 26 | \$494.35  |
| 3 | \$113.00 | 9  | \$92.02  | 15 | \$53.33  | 21 | \$280.32 | 27 | \$488.11  |
| 4 | \$148.24 | 10 | \$119.32 | 16 | \$178.32 | 22 | \$316.50 | 28 | \$483.34  |
| 5 | \$116.93 | 11 | \$187.22 | 17 | \$237.68 | 23 | \$287.96 | 29 | \$502.08  |
| 6 | \$42.62  | 12 | \$93.97  | 18 | \$288.09 | 24 | \$418.31 | 30 | \$484.16  |
|   |          |    |          |    |          |    |          | 31 | \$1250.21 |

\* Owner Usage Day

Total Gross Revenue for Reporting Period: \$8,133.67

Please note that the owner is a mountain club member of \$706,20. It would be the new owner's choice to continue to be a member of the mountain club. Please note that the owner used the property 15 days.