



Revelstoke Mountain Resort

Preliminary Planning Observations

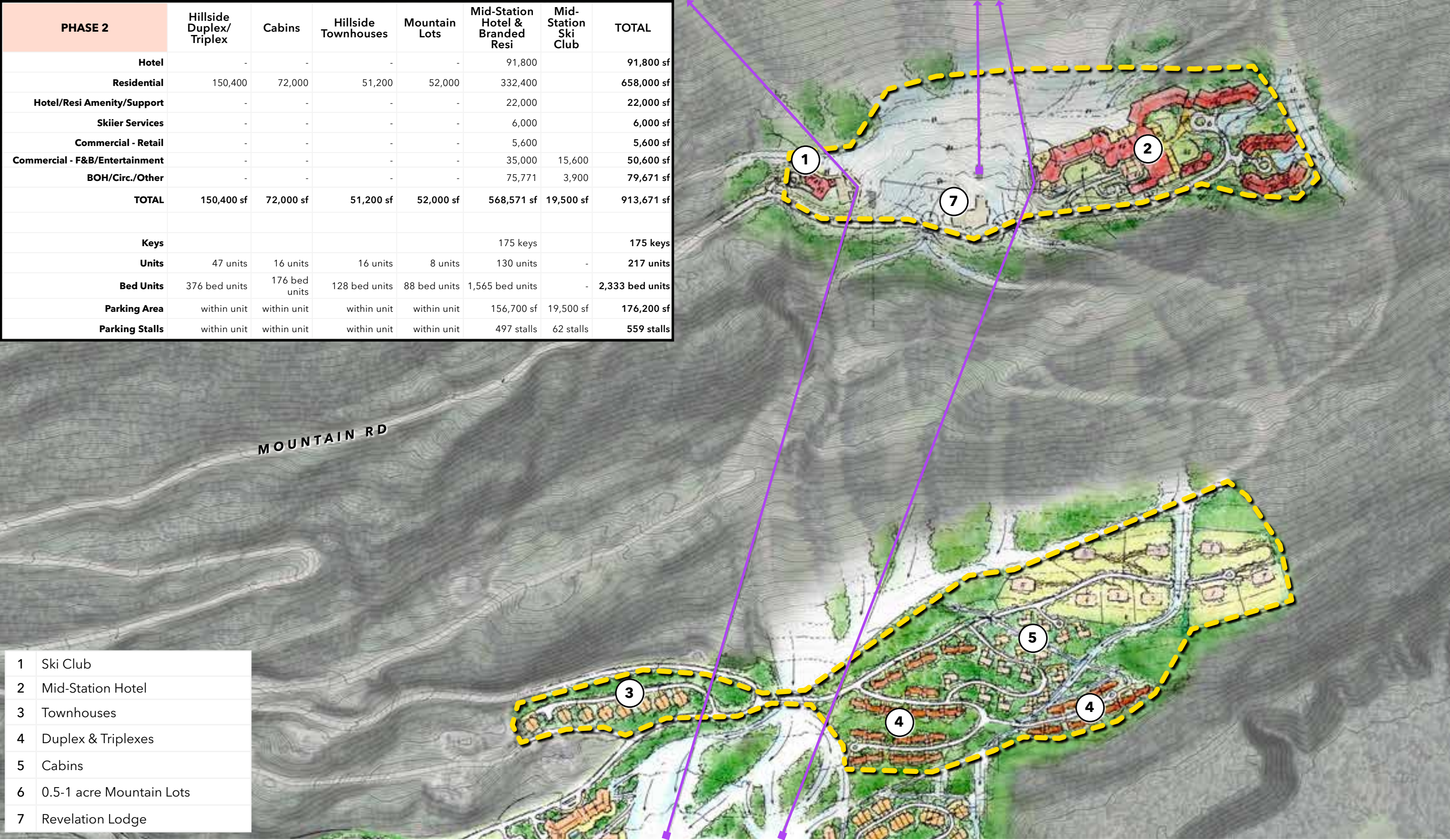
JANUARY 6, 2023

HART HOWERTON
NEW YORK • SAN FRANCISCO

- | | |
|----|---|
| 1 | High Density Condo Village |
| 2 | Transit Hub |
| 3 | Skier Services |
| 4 | Boutique Hotel |
| 5 | Cabot Development & Golf Proshop |
| 6 | Day Spa & Village Amenities |
| 7 | Townhouses |
| 8 | Community Housing |
| 9 | Duplex & Triplex Units |
| 10 | Uphill & Downhill Cabins |
| 11 | 0.5-1 Acre Mountain Lots |
| 12 | Future Development Site (Interim Skier Parking) |
| 13 | Heli Hotel |

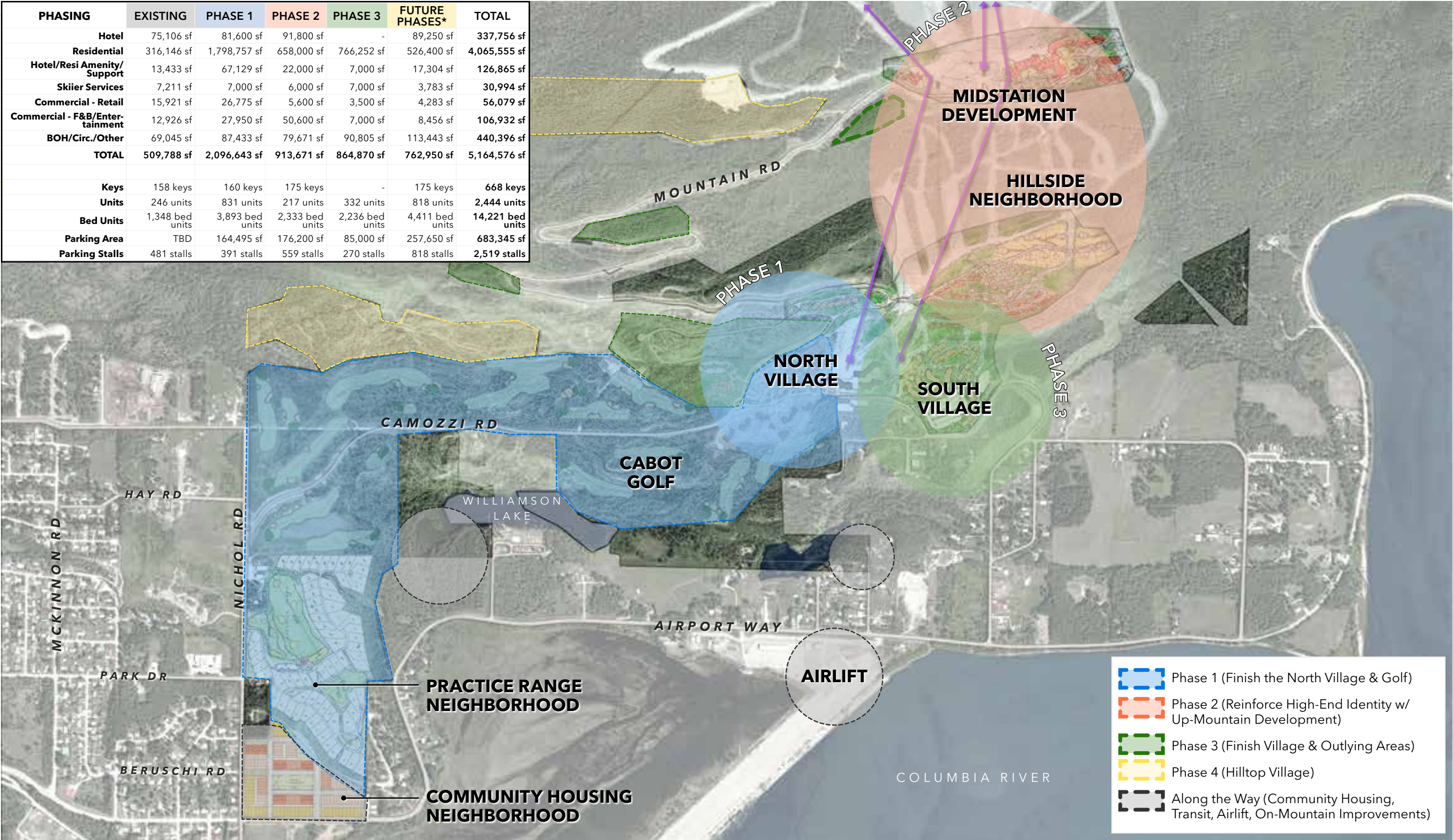


PHASE 2	Hillside Duplex/Triplex	Cabins	Hillside Townhouses	Mountain Lots	Mid-Station Hotel & Branded Resi	Mid-Station Ski Club	TOTAL
Hotel	-	-	-	-	91,800		91,800 sf
Residential	150,400	72,000	51,200	52,000	332,400		658,000 sf
Hotel/Resi Amenity/Support	-	-	-	-	22,000		22,000 sf
Skiier Services	-	-	-	-	6,000		6,000 sf
Commercial - Retail	-	-	-	-	5,600		5,600 sf
Commercial - F&B/Entertainment	-	-	-	-	35,000	15,600	50,600 sf
BOH/Circ./Other	-	-	-	-	75,771	3,900	79,671 sf
TOTAL	150,400 sf	72,000 sf	51,200 sf	52,000 sf	568,571 sf	19,500 sf	913,671 sf
Keys					175 keys		175 keys
Units	47 units	16 units	16 units	8 units	130 units	-	217 units
Bed Units	376 bed units	176 bed units	128 bed units	88 bed units	1,565 bed units	-	2,333 bed units
Parking Area	within unit	within unit	within unit	within unit	156,700 sf	19,500 sf	176,200 sf
Parking Stalls	within unit	within unit	within unit	within unit	497 stalls	62 stalls	559 stalls



- 1 Ski Club
- 2 Mid-Station Hotel
- 3 Townhouses
- 4 Duplex & Triplexes
- 5 Cabins
- 6 0.5-1 acre Mountain Lots
- 7 Revelation Lodge

PHASING	EXISTING	PHASE 1	PHASE 2	PHASE 3	FUTURE PHASES*	TOTAL
Hotel	75,106 sf	81,600 sf	91,800 sf	-	89,250 sf	337,756 sf
Residential	316,146 sf	1,798,757 sf	658,000 sf	766,252 sf	526,400 sf	4,065,555 sf
Hotel/Resi Amenity/Support	13,433 sf	67,129 sf	22,000 sf	7,000 sf	17,304 sf	126,865 sf
Skiier Services	7,211 sf	7,000 sf	6,000 sf	7,000 sf	3,783 sf	30,994 sf
Commercial - Retail	15,921 sf	26,775 sf	5,600 sf	3,500 sf	4,283 sf	56,079 sf
Commercial - F&B/Entertainment	12,926 sf	27,950 sf	50,600 sf	7,000 sf	8,456 sf	106,932 sf
BOH/Circ./Other	69,045 sf	87,433 sf	79,671 sf	90,805 sf	113,443 sf	440,396 sf
TOTAL	509,788 sf	2,096,643 sf	913,671 sf	864,870 sf	762,950 sf	5,164,576 sf
Keys	158 keys	160 keys	175 keys	-	175 keys	668 keys
Units	246 units	831 units	217 units	332 units	818 units	2,444 units
Bed Units	1,348 bed units	3,893 bed units	2,333 bed units	2,236 bed units	4,411 bed units	14,221 bed units
Parking Area	TBD	164,495 sf	176,200 sf	85,000 sf	257,650 sf	683,345 sf
Parking Stalls	481 stalls	391 stalls	559 stalls	270 stalls	818 stalls	2,519 stalls

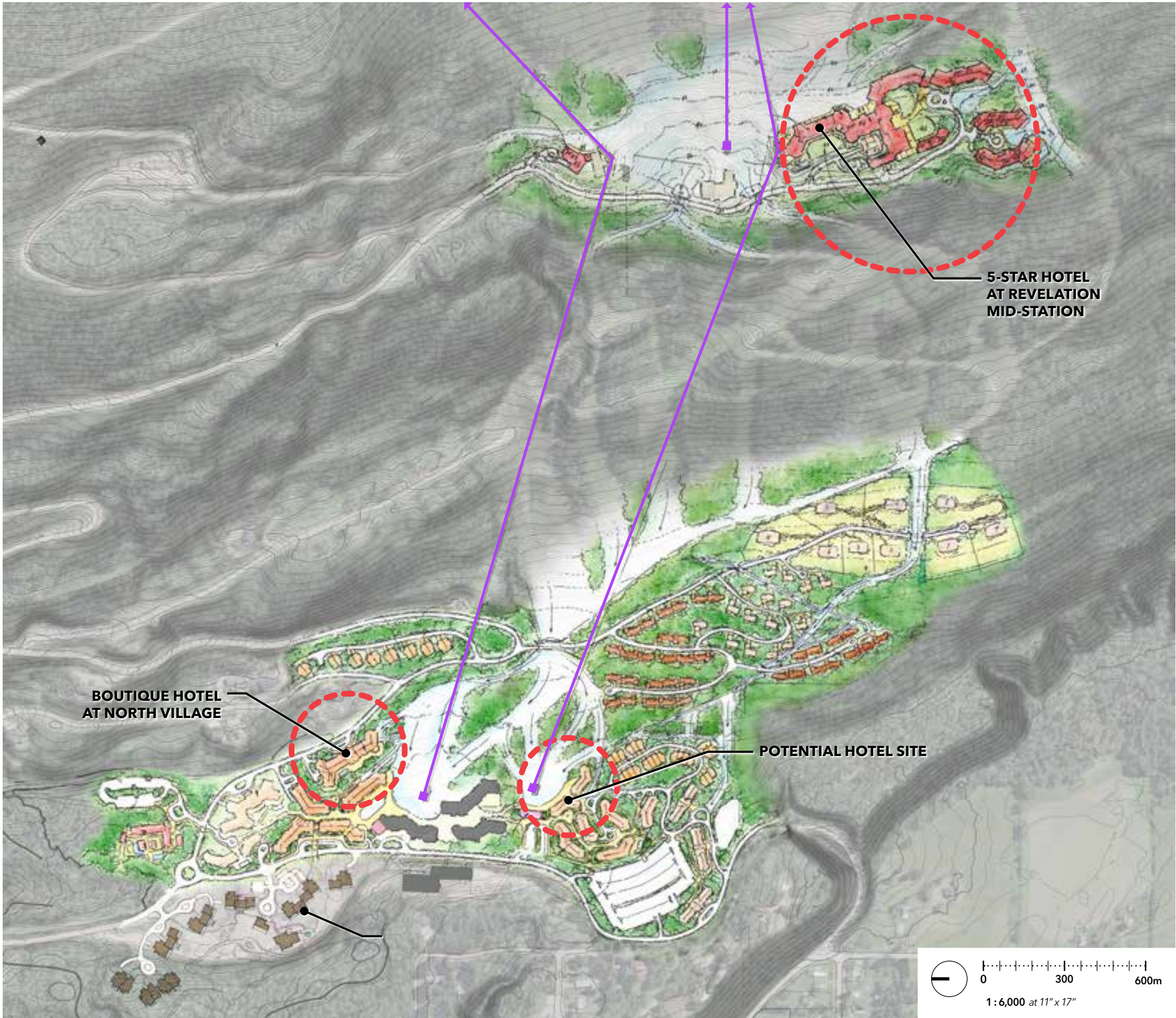


Hotel Opportunities

*Prioritize a **5-Star Hotel at Revelation mid-station** and accompanying on-mountain improvements to **generate momentum and drive surrounding value**, enhance the values of all early-phase real estate products, and serve as the catalyst for the ski-in/ski-out hillside development in subsequent phases. To begin the process, initiate discussions for the hotel with a third-party developer partner and a major flag operator.*

*Coordinated development of a **boutique hotel** at the North Base Village, along with the **Cabot Lodge**, will help provide a diverse range of hotel and amenity offerings across the development geared towards ski, golf, and all-season experiences.*

*Design and organize for-sale residential product to be “**hot beds**” - encouraging or requiring all units to be in a rental pool. Consider designing lock-offs into units to provide variety of offerings.*

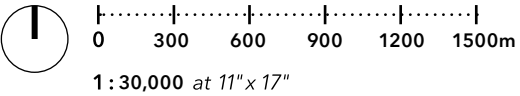




	HOTEL
A	Sutton Place
B	Nelson Lodge
C	Coast Hillcrest Hotel
D	The Regent Hotel
E	Revelstoke Lodge
F	Alpine Inn & Suites
G	Courthouse Inn
H	Monashee Lodge
I	Days Inn & Suites
J	Fairfield Inn & Suites
K	Ramada by Wyndham
L	Super 8
M	Stoke Hotel Best Western
N	Best Western Plus
O	Sandman Hotel
P	Frontier Motel
Q	Alpine Chalets
R	RV & Cabin Resort
S	Journey's Perch Guesthouse
T	The Pines B&B
U	Crowbar Lodge
V	Cornerstone B&B
W	Powder Pillow B&B
X	Timber Loft Chalet B&B
Y	Valley Retreat Revelstoke
Z	Eagle Pass Lodge



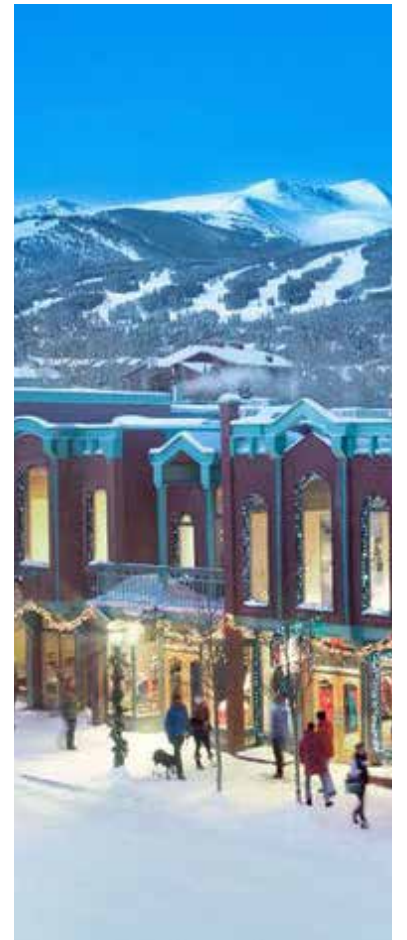
Existing Conditions | Lodging & Accommodations

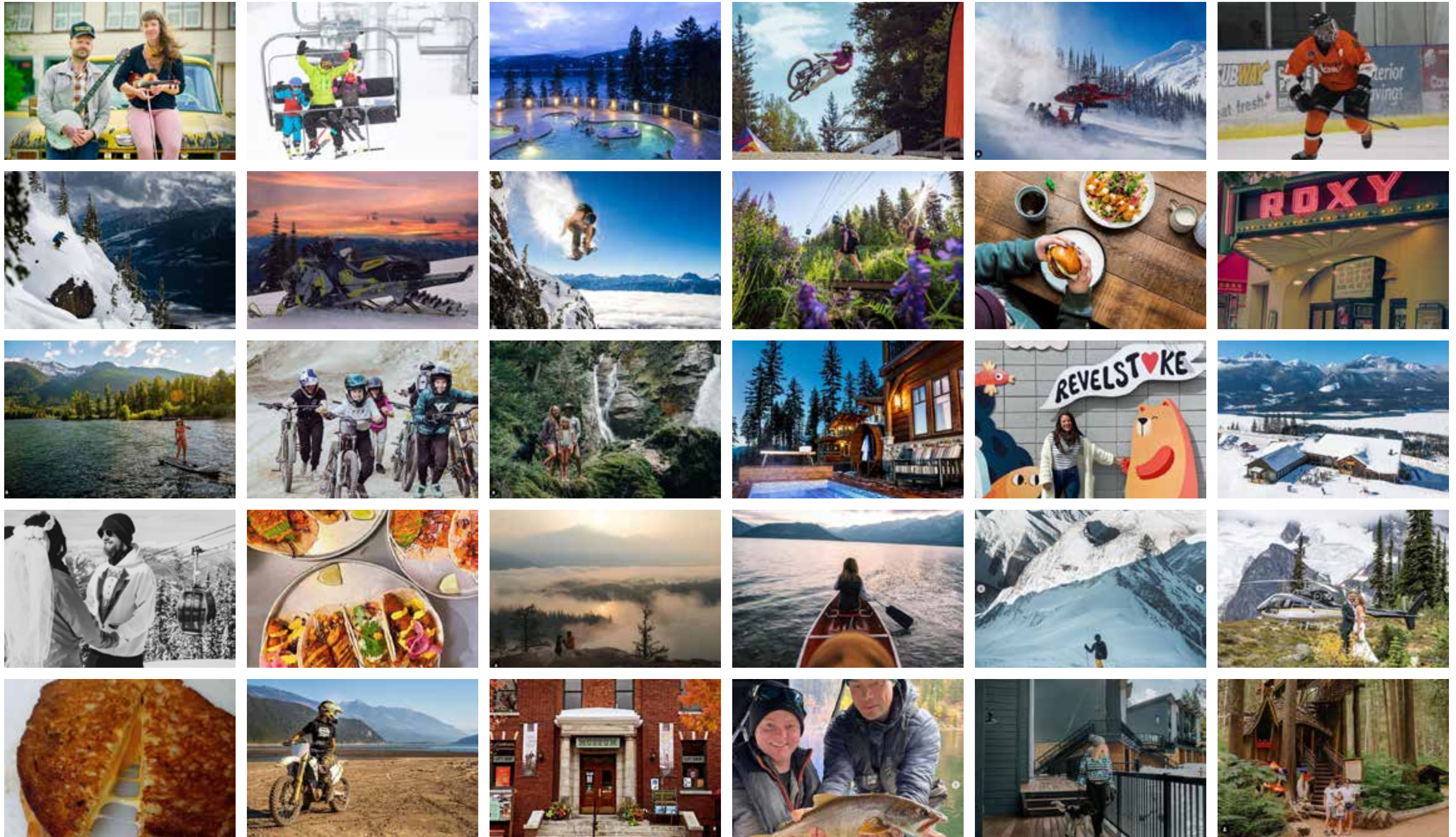




The Competitive Set

- Big Sky (pop. 3,054)
- Megeve (pop. 3,210)
- Vail (pop. 4,735)
- Breckenridge (pop. 4,938)
- Taos (pop. 6,595)
- Mammoth (pop. 7,271)
- Aspen (pop. 7,431)
- Park City (pop. 8,375)
- Mont. Tremblant (pop. 9,646)
- Jackson Hole (10,849)
- Whistler (pop. 11,854)
- Northstar, Truckee (pop. 17,168)





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