SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Larch Ridge Lodge & Conference Centre

300 Sample Road, Revelstoke, BC (invented address)

9 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Photos marked as AI-generated are sample images, not photos of a real building.

Pages in this file:

- Cover (page 1)
- Executive summary (page 3)
- Investment summary (page 5)
- Guest rooms (page 7)
- Operating summary (page 9)
- Pricing & valuation (page 10)
- Drive times (page 12)
- Amenities within 5 km (page 14)
- Labour & demographics (page 15)

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Make one for your own listing with a free watermarked preview: offeringstack.com/start



SAMPLE – FICTITIOUS PROPERTY

LARCH RIDGE LODGE & CONFERENCE CENTRE

68-KEY SELECT-SERVICE HOTEL ON THE TRANS-CANADA CORRIDOR

Elena Marchetti
Senior Vice President, Hotels & Resorts
250-555-0161
elena@corvane.example

Theo Lindqvist
Associate
250-555-0162
theo@corvane.example

CORVANE HOSPITALITY ADVISORS (SAMPLE)

EXECUTIVE SUMMARY

Larch Ridge Lodge is a 68-key select-service hotel on 2.35 acres of highway-commercial land, renovated in 2019. Demand is year-round: winter ski traffic, summer touring and highway travel. T-12 performance: 71.5% occupancy, $212 ADR and $151.58 RevPAR on $4.35 M total revenue.

The asset is offered free of franchise and management, giving a buyer the choice to reflag, stay independent or reposition the meeting space.





ILLUSTRATIVE EXTERIOR (AI-GENERATED IMAGE)

SAMPLE – FICTITIOUS PROPERTY

KEYS	NOI / KEY
68	$17,529 *Calculated from supplied figures*
SITE AREA	**GROSS INCOME**
2.35 Acres	$4,350,000
YEAR BUILT	
1998	

INVESTMENT SUMMARY | AS OF AUG 2026

ASKING PRICE
$14,900,000

NOI (T-12)	CAP RATE	PRICE / KEY
$1,192,000	**8.00%**	**$219,118** *Calculated*

OCCUPANCY (T-12)	ADR (T-12)	REVPAR (T-12)
71.5%	**$212**	**$151.58**



Calculated: Price / Key = Asking price ÷ keys (guest rooms).



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GUEST ROOMS



SAMPLE – FICTITIOUS PROPERTY

OPERATING SUMMARY

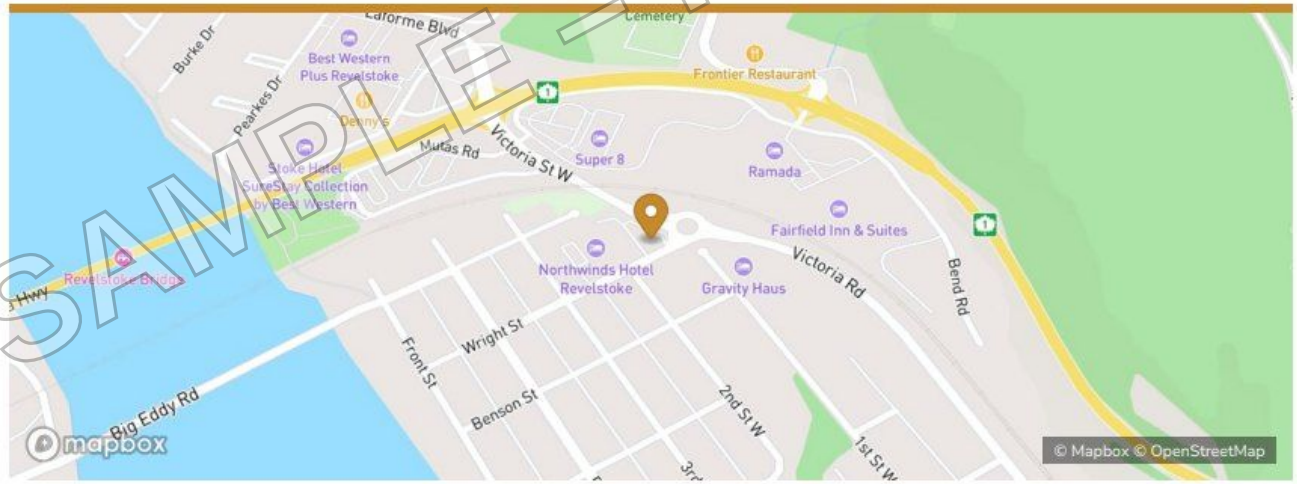
	2024	2025	T-12 AUG 2026
Rooms Revenue	$3,420,000	$3,610,000	$3,762,000
Food & Beverage	$310,000	$335,000	$348,000
Meeting & Other Operated	$205,000	$228,000	$240,000
Total Revenue	**$3,935,000**	**$4,173,000**	**$4,350,000**
Departmental Expenses	($1,296,000)	($1,372,000)	($1,431,000)
Undistributed Expenses	($1,061,000)	($1,118,000)	($1,162,000)
Management Fee (3%)	($118,000)	($125,000)	($130,500)
Property Taxes & Insurance	($248,000)	($262,000)	($271,000)
FF&E Reserve (4%)	($157,400)	($166,900)	($174,000)
Net Operating Income	**$1,054,600**	**$1,129,100**	**$1,192,000**

ASSUMPTIONS

- USALI-style summary; figures are invented for this sample.

NOI PER KEY · T-12 AUG 2026
$17,529
Calculated · NOI ÷ keys

NOI CHANGE · 2024 -> T-12 AUG 2026
+13.0%
Calculated from the statement



Source: Owner statements (sample figures)

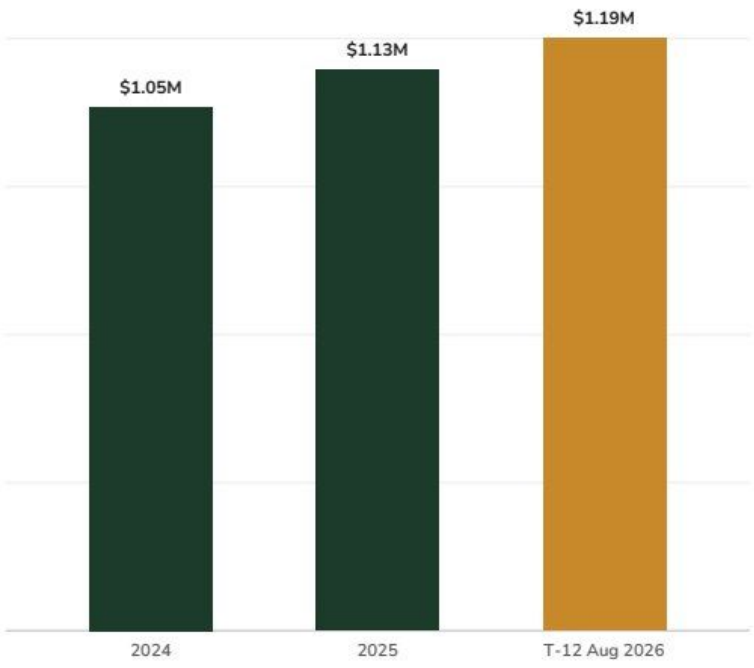
NET OPERATING INCOME · T-12 AUG 2026
$1,192,000

TOTAL REVENUE · T-12 AUG 2026
$4,350,000

EXPENSE RATIO
72.8%
Calculated · operating expenses ÷ revenue

OCCUPANCY (T-12)
71.5%

NET OPERATING INCOME



SAMPLE – FICTITIOUS PROPERTY

PRICING & VALUATION

ASKING PRICE

$14,900,000

PRICE / KEY	**$219,118** *Calculated*
NOI (T-12)	**$1,192,000**
CAP RATE	**8.00%**
ADR (T-12)	**$212**
REVPAR (T-12)	**$151.58**
BUILDING AREA	**41,200 SF**

VALUE SENSITIVITY

Implied value at varying capitalization rates on NOI (T-12) of $1,192,000

CAP RATE	IMPLIED VALUE	VALUE / KEY	VS. ASKING
7.50%	$15.89M	$233,700	6.7%
7.75%	$15.38M	$226,200	3.2%
8.00%	**$14.90M**	**$219,100**	**0.0%**
8.25%	$14.45M	$212,500	-3.0%
8.50%	$14.02M	$206,200	-5.9%

Calculated: implied value = NOI ÷ cap rate. Illustrative only; not an appraisal.



ILLUSTRATIVE EXTERIOR (AI-GENERATED IMAGE)

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DRIVE TIMES

REVELSTOKE, BRITISH COLUMBIA

Destinations

Revelstoke Airport	13 MINS

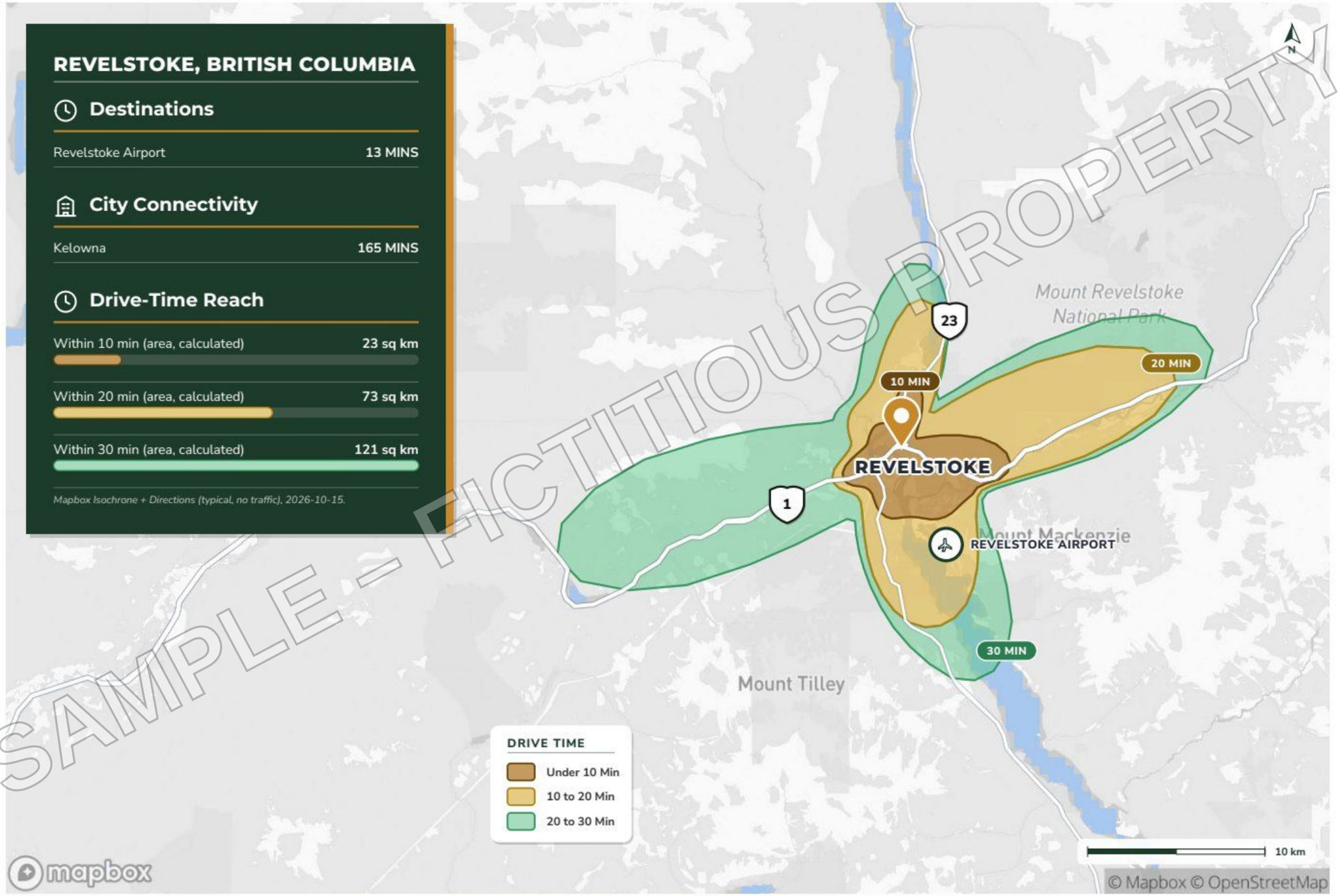
City Connectivity

Kelowna	165 MINS

Drive-Time Reach

Within 10 min (area, calculated)	23 sq km
Within 20 min (area, calculated)	73 sq km
Within 30 min (area, calculated)	121 sq km

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-15.



SAMPLE – FICTITIOUS PROPERTY

AMENITIES WITHIN 5 KM

REVELSTOKE, BRITISH COLUMBIA

20+ RESTAURANTS & CAFES

20+ RETAIL STORES

5+ GAS STATIONS

4 BANKS

20+ HOTELS

1 HOSPITAL & CLINICS

Nearest services

Chicko Chicken	< 0.1 km
Zalas Steak House	< 0.1 km
Mountain Goodness	< 0.1 km
Northwinds Hotel Revelstoke	0.1 km
Gravity Haus	0.1 km
Shell Select	0.2 km
Tim Hortons	0.2 km
Subway	0.2 km
Okanagan College – Revelstoke Centre	0.2 km
Centex	0.2 km

Source: © OpenStreetMap contributors (Overpass API), retrieved 2026-10-15. Counts rounded down; OSM coverage varies.



SAMPLE – FICTITIOUS PROPERTY

LABOUR & DEMOGRAPHICS

REVELSTOKE

6,600+
POP. WITHIN 30-MIN DRIVE

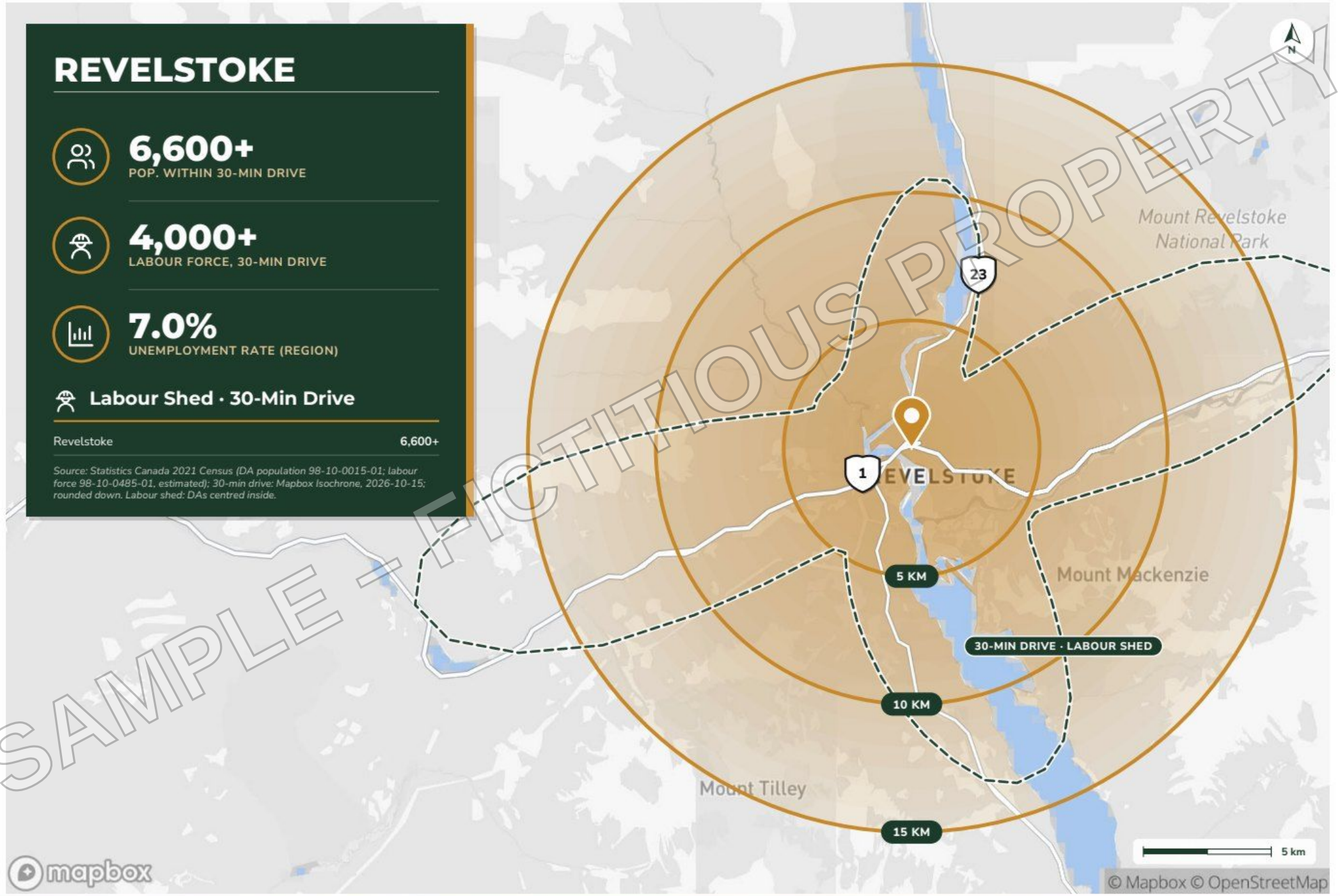
4,000+
LABOUR FORCE, 30-MIN DRIVE

7.0%
UNEMPLOYMENT RATE (REGION)

Labour Shed · 30-Min Drive

Revelstoke	6,600+

Source: Statistics Canada 2021 Census (DA population 98-10-0015-01; labour force 98-10-0485-01, estimated); 30-min drive: Mapbox Isochrone, 2026-10-15; rounded down. Labour shed: DAs centred inside.



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