

New Release

Beasley Park HOTEL units

\$199,900*



With the expansion of the atrium galleria, we have been able to create an additional block of fully-furnished apartment/hotel units that can be rented on a daily or monthly basis.

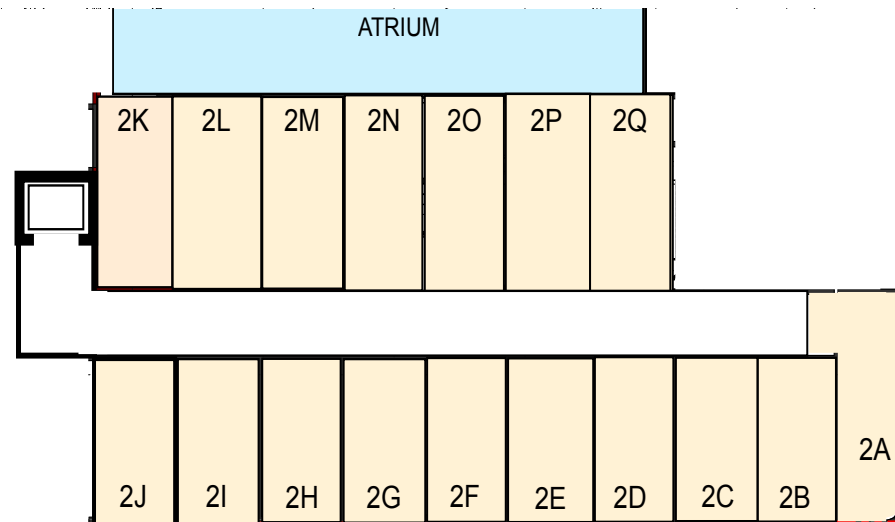
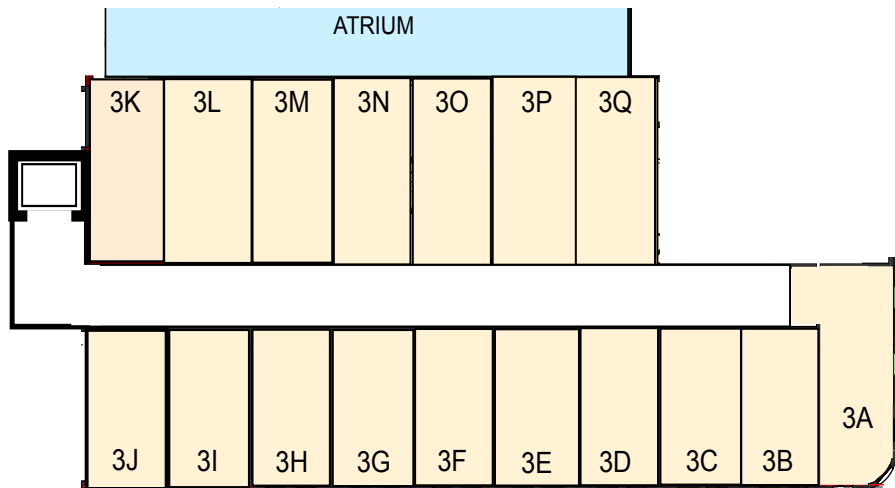
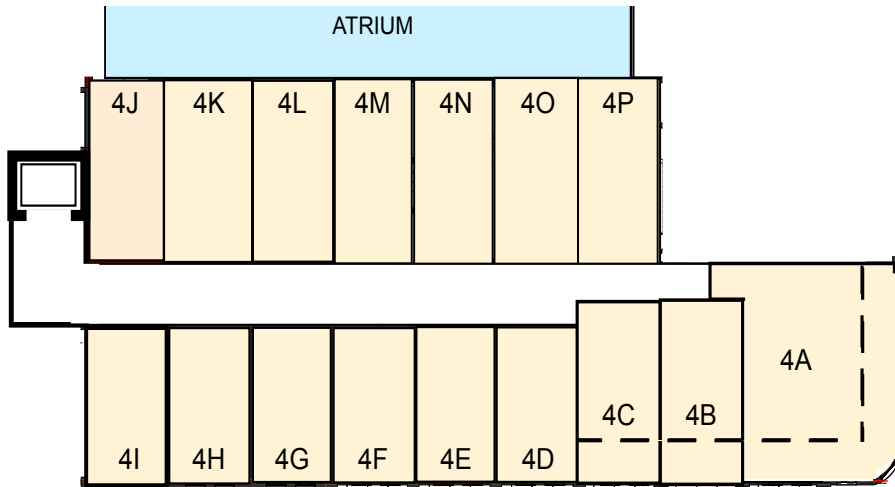
***Ask about the 33%-off discount program**
12 monthly payments of \$11,162

289-389-1377

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BEASLEY PARK LOFTS HOTEL - UNITS & PRICES

January 25, 2024



APARTMENT HOTEL units

UNIT	SIZE	PRICE	NOTES
2A	500.	\$299,900	SW corner
2B	200.	\$169,900	streetview
2C	336	\$199,900	streetview
2D	336	\$199,900	streetview
2E	336	\$199,900	streetview
2F	336	\$199,900	streetview
2G	336	\$199,900	streetview
2H	336	\$199,900	streetview
2I	336	\$199,900	streetview
2J	336	\$199,900	streetview
2K	403	\$199,900	atrium view
2L	403	\$199,900	atrium view
2M	403	\$199,900	atrium view
2N	403	\$199,900	atrium view
2O	403	\$199,900	atrium view
2P	403	\$199,900	atrium view
2Q	403	\$199,900	atrium view
3A	500.	\$301,400	SW corner
3B	200.	\$171,400	streetview
3C	336	\$201,400	streetview
3D	336	\$201,400	streetview
3E	336	\$201,400	streetview
3F	336	\$201,400	streetview
3G	336	\$201,400	streetview
3H	336	\$201,400	streetview
3I	336	\$201,400	streetview
3J	336	\$201,400	streetview
3K	403	\$199,900	atrium view
3L	403	\$199,900	atrium view
3M	403	\$199,900	atrium view
3N	403	\$199,900	atrium view
3O	403	\$199,900	atrium view
3P	403	\$199,900	atrium view
3Q	403	\$199,900	atrium view
4A	600	\$359,900	corner, net usable sq ft
4B	320	\$199,900	net usable sq ft
4C	320	\$199,900	net usable sq ft
4D	336	\$202,900	streetview
4E	336	\$202,900	streetview
4F	336	\$202,900	streetview
4G	336	\$202,900	streetview
4H	336	\$202,900	streetview
4I	336	\$202,900	streetview
4J	403	\$199,900	atrium view
4K	403	\$199,900	atrium view
4L	403	\$199,900	atrium view
4M	403	\$199,900	atrium view
4N	403	\$199,900	atrium view
4O	403	\$199,900	atrium view
4P	403	\$199,900	atrium view

Beasley Park – Apartment Hotel Units

Short term rentals (primarily through Air BnB and similar websites) have become an accommodation option amongst the travelling public.

Concurrently, extended stay hotels (weekly & monthly) are the fastest growing sector of the hotel industry.

While furnished rentals can – in theory - provide higher cash flow for property owners, they do require significantly more time and attention, and many condominiums are even prohibiting them.

Beasley Park has designed a specific section of the building to function in the style of a hotel, as well as providing onsite, 24/7 management services to the owners of these units.

Through our referral connections in the hotel industry, corporations, film production, sports, healthcare, institutional and academic (McMaster, Mohawk College, Redeemer College, etc.) and affiliation with Wyndham Hotels (100 million member loyalty program), the hotel manager is able to provide steady occupancy and healthy revenue with no landlord headaches.

Owners still do have the option of using the unit themselves; perhaps a family member is attending McMaster. An owner can still rent the unit on their own, but should note that the condo regulations prohibit independent leasing for periods of less than a year, and all rentals must be approved by the building manager.

The 'hotel' units do include a kitchenette and in suite laundry, as well as a standard furnishing package with linens, utensils, etc. Units facing the atrium are slightly larger than units facing Mary St. Many people who work non-traditional shifts (healthcare, entertainment, etc.) actually prefer the quieter internal units.

A major consideration for an individual unit owner is the demographic of the tenant.

Frankly corporate and professional accommodation is the financial mainstay of the hotel industry.

Business travelers still prefer to stay at 'traditional' hotels (although Air BnB rentals are usually less expensive)

Professional guests are not only more profitable, but tend to be problem-free and more easily accountable should there be any issues. (In any case, the manager takes care of it).

Corporate and professional tenants prefer dependable quality of furnishing, full security, housekeeping, business centre, access to room service, use of the shuttle bus, 24 hour front desk, onsite stores and restaurants, as well as loyalty travel points!

Few corporations or institutions will reimburse employees for Air BnB stays.

This is why extended-stay hotels are experiencing steadily increased occupancy while Air BnB is seeing a decline in bookings.

The hotel section has a dedicated elevator separated from the residential elevator lobby, as well as a housekeeping department and 24 hour security and maintenance.

The deposit structure is 20% paid over 1 year.

If prepaid through the discount program, the price is reduced by 33%, (paid monthly over a year) or 40% if paid in full upfront.

For context, a typical online Air BnB rate locally would be \$75 to \$100 per night, plus various extras (housekeeping fees, security deposits etc. that Air BnB is becoming notorious for....).

Extended stay hotel rates range from \$125 to \$150/daily.

The revenue split is 80% to the unit owner; 20 % to the manager.

Even with the additional inventory, there are only 50 units in total in this 'boutique' section of the building, of which half have already been sold. Given it will be only true boutique-style hotel in the Hamilton region, we would anticipate very steady occupancy.

We are offering these units to our existing owners first before releasing to the public.

Please feel free to call (289-389-1377) or e-mail with any further questions.