

IMPERIAL INN

Secured Investment Units

HIGH-YIELD REAL ESTATE

The Imperial Inn Secured Private Placement Offering is a value-add real estate strategy focused on repositioning a 72-room motel in Cold Lake, AB.

The objective is to unlock substantial revenue growth by renovating and professionally repositioning the property to command a higher, market-aligned daily room rate, increase stabilized occupancy, and capture the heavily underserved mid-tier segment between low-end motels and full-service hotels.

INVESTMENT TERMS

\$50k PER UNIT **13%** ANNUAL INTEREST **12** MONTH MATURITY
+ 12 month extension option

SECURITY

PPSA COLLATERAL

Registered interest against specific motel room units.

ASSET BACKED BY REAL ESTATE

Secured by hard real estate assets in a prime location.

THE FEMI GUARANTEE

This investment is personally guaranteed.

FINANCIALS



PATH TO INVESTMENT

ELIGIBILITY → **AGREEMENT** → **FUNDING** → **ISSUANCE**
 Confirm Accredited or Eligible Investor status. Complete and sign the Subscription Agreement. Submit the investment funds. Receive Security Documentation.



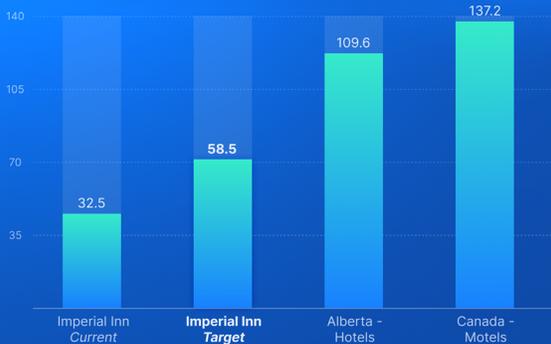
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REVENUE PER AVAILABLE ROOM (RevPAR)



OCCUPANCY RATES



PROJECTED ANNUAL REVENUE GROWTH



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