

440 BLACKCOMB SPRINGS SUITES
4899 PAINTED CLIFF
BLACKCOMB BENCHLANDS



0.5



1



1



419 SF

419 sf studio suite listed for \$375,000



Located slopeside on Blackcomb Mountain and next to the Gondola, this fully furnished studio suite offers a tranquil and serene environment.

Suite 440 features a fully equipped kitchen, dining/living area, gas fireplace, modern bathroom with a combination shower and soaker tub, and a king bed with a queen sofa bed.

Additionally, the private balcony provides stunning northern exposure views. This spot is highly sought-after by both owners and guests alike.

Managed by Clique Hotels, Blackcomb Springs Suites offers a comfortable lobby lounge, exercise room, heated outdoor pool, two hot tubs, an on-site family BBQ area, WIFI, convenience store, pet-friendly accommodations, ski lockers, and secure bike storage.

This location is ideal for walking or catching the free ski shuttle to Whistler Village, which is just a 5-minute ride away. The suite falls under Phase 2 nightly zoning.

Call today to view this suite

Denise Brown

604-902-2033

Denise@[Whister-RealEstate.ca](mailto:Denise@Whister-RealEstate.ca).



Compliments of Denise Brown

Phone: 604 902 2033 Email: denise@Whistler-RealEstate.ca Office: RE/MAX Sea to Sky Real Estate

4899 440 Painted Cliff Road, Blackcomb, Blackcomb Springs Suites



Status:	Active	Type:	Condominium
List Date:	02/25/2023	List Price:	\$375,000
City:	Whistler	Org Price:	\$375,000
Area:	Blackcomb	Sold Price:	
Complex:	Blackcomb Springs Suites	DOM:	5
Total Beds:	0.5	Size:	419
Main Beds:	0.5	Land Size:	
Bathrooms:	1.00	Stories:	1
Built:	1996	Park Spcs:	1
Park Type:	Underground	Fireplaces:	1
FP Type:	Gas	Basement:	None
Suite:	N	Tax:	\$1,720
Suite Brm:		Tax Yr:	2022
Suite Rent:		IUD:	294.00
TW Fee:	\$571	TW Freq:	
GST Exmt:	No	List Co:	RE/MAX

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Additional Property Information

List # :	W052264	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Phase II	Cnstrct:	Frame	Heating:	Electric/Forced Air	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Wood	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Ntr Gas:	Y
C. Feat:	Bike/Ski Locker, Elevator, Exercise Room, Fro..			Depth:			

Condominium Features

Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	Y	Furnishings:	Y
Dryer:	Y	AC:	N	Stm Rm:	N	Pool:	Y						

Strata Information

Strata Mgnt:	Whistler Resort Mgmt.	S Fees:	\$343
S. Mgnt Ph:	604-932-2972	Freq:	Monthly
SM Addrss:			

Legal Information

PID:	023-395-371	Plan:	LMS2364	Folio:	502364071	Lot:	71
Title:	Freehold	DisLot:	3903	Block:			
Zoning:	LUC - Land Use Contract to the Zoning						

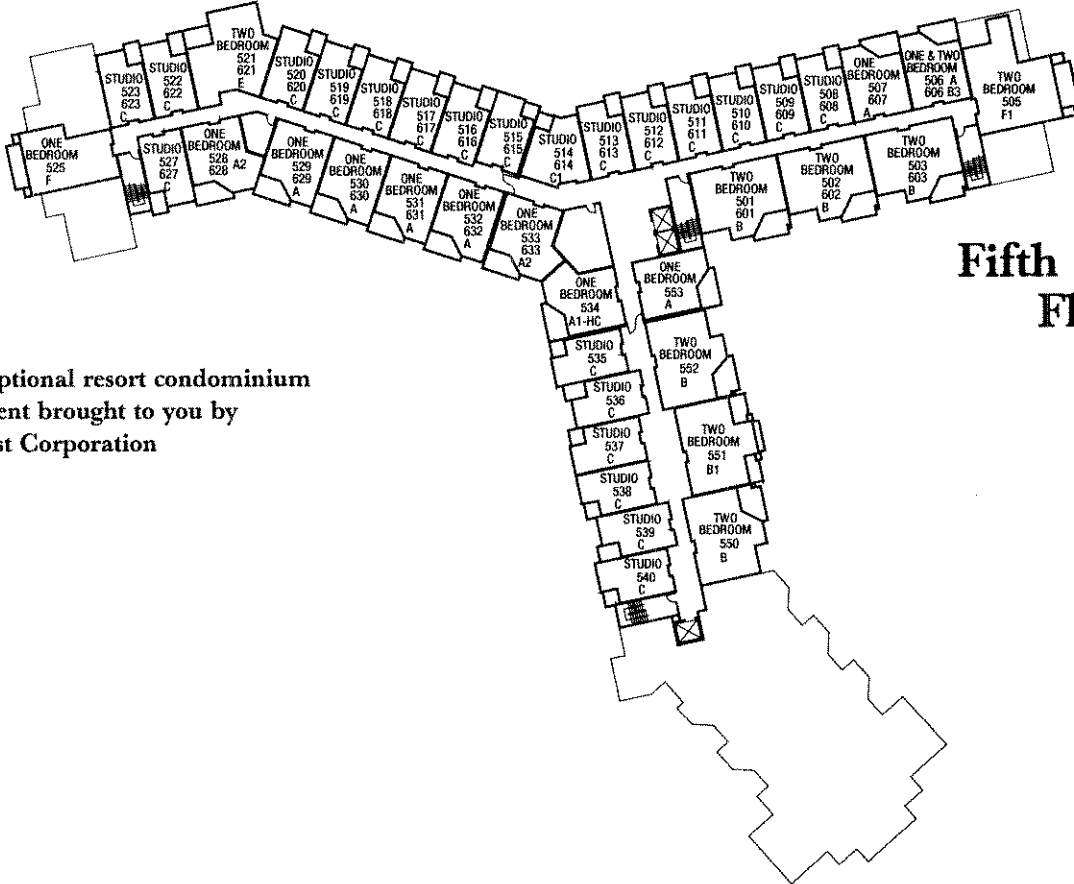
Print Date: **03/02/2023**

More photos coming after March 7
Dropbox link to all documents
<https://rem.ax/440BSpringsDocuments>

BLACKCOMB SPRINGS

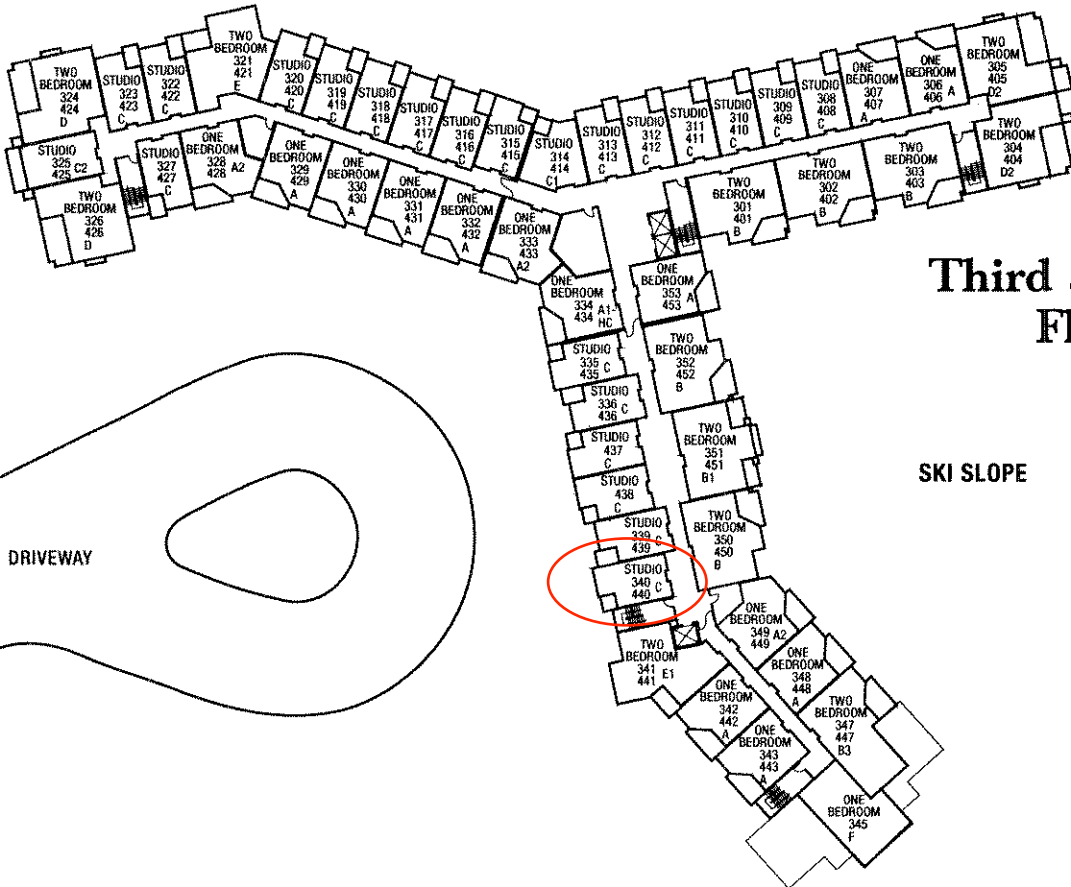
We've saved the Best for Last

Choose Your Exclusive Mountain Side Retreat Today!



Fifth & Sixth Floor

An exceptional resort condominium investment brought to you by Intrust Corporation



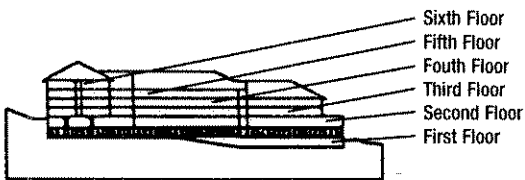
Third & Fourth Floor

SKI SLOPE

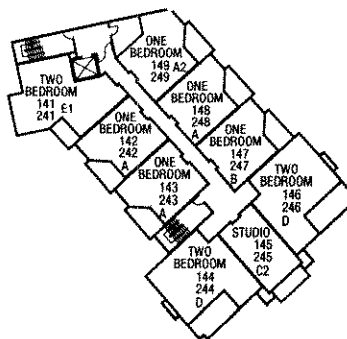
DRIVEWAY

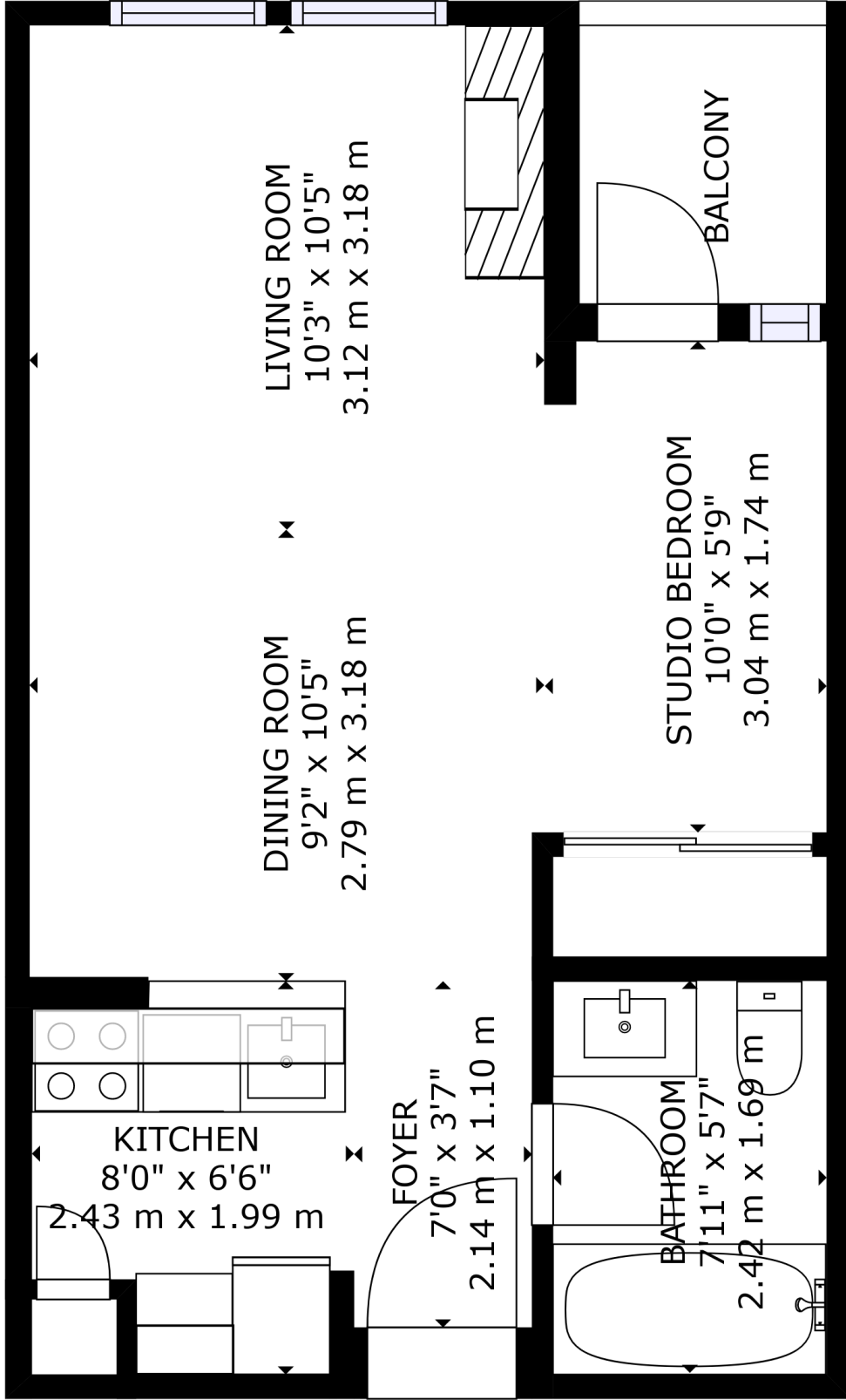
PARKING

First & Second Floor



Building Key





440 is the mirror image of this suite

FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 402 sq. ft./37 m², EXCLUDED AREAS:
 BALCONY: 28 sq. ft./3 m²
 TOTAL: 402 sq. ft./37 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

December 16, 2022

Dear Owner,

RE: Year-End tax statements Blackcomb Springs Suites Rental Pool

Please find enclosed:

- Year-End Statement for tax purposes for your unit(s)
- Rental Pool Financial Statements

The Blackcomb Springs Suites hotel operations is structured as a joint venture for tax, financial reporting, and legal purposes. Summit Resort MPM Inc. (Clique Hotels & Resorts) fulfills the role as operator of the joint venture. The enclosed Financial Statements were prepared in accordance with this corporate structure by your external accountant, Oak Tree CPA.

Tax statements are prepared based on the fiscal year August 1st, 2021 – July 31st, 2022 for the Blackcomb Springs, rather than the calendar year. When filing taxes for 2022 owners may need to consider an adjustment for August 1st, 2022 – December 31st, 2022 income. To assist owners with calendar year tax reporting, we will send out a summary of the monthly income for August 22 to December 22 in January after completion of the December 2022 distribution.

Year-end statements are a summary of the monthly statements you receive with the following adjustments, to convert cash received to income for tax purposes.

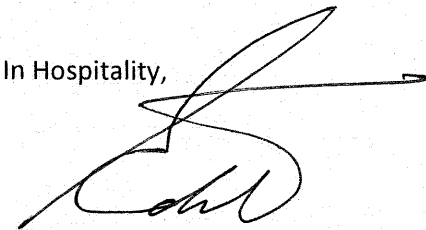
- Accounting adjustments determined by your external accountant.
- Add back for refurbishment fund holdback (income taxable in the year earned).
- Add back for amortization (not deductible for tax purposes).

Each unit's share of Capital Cost Allowance is also included on page 2 of the statement.

Readers should note that the Joint Venture experienced a decrease in revenues due to ongoing travel restrictions related to Covid 19 through to the 3rd quarter of 2022 which resulted in lower than forecasted rental revenue. There was no cash assessment to the owners as management responded by mitigating expenses, reducing staffing costs and deferring unnecessary expenses.

As individual tax situations differ it is imperative to provide a copy of this package to your accountant or tax specialist.

In Hospitality,



Edward Keenan
Summit Resort MPM Inc.

440 Blackcomb Springs		net income	strata
summary		suite	fees
2022		440	440

Jan		1772.13	343.02
Feb		3163.09	343.02
March		2718.49	343.02
April		1065.95	343.02
May		-18.53	343.02
June		-50.83	343.02
July		1478.06	343.02
Aug		1109.31	343.02
Sept		576.65	343.02
Oct		-227.16	343.02
Nov		-10.15	343.02
Dec		2761.57	343.02
totals		14338.58	4116.24

other expenses			
Less Annual strata fees		-4116.24	
property tax		-1720.21	
tourism whistler		-456.57	
Net after all expenses		8045.56	

RESORT QUEST WHISTLER

By Wyndham Vacation Rentals

BS440
440 - 4899 Painted Cliff Road
Blackcomb Springs Suites
Whistler V0N 1B4

North Vanc, BC V7M 1Y5

Statement period: December 1, 2018 to December 31, 2018

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD
Opening Balance				
INCOME				
Gross Lodging Revenue				
Owner Revenue		3,320.01	-	11,056.26
Parking Revenue		71.09	-	847.12
Forfeited deposit		73.58	-	118.81
		3,464.68	-	12,022.19
CC/TA Fees				
Credit Card Fee		-	37.68	(146.20)
Travel Agent Fee		-	200.59	(731.07)
		-	238.27	(877.27)
Management Fee				
Management Fee P		-	29.86	
Management Fee P		-	30.90	(5,049.31)
Management Fee P		-	1,394.40	
		-	1,455.16	(5,049.31)
	ADJUSTED GROSS INCOME	1,771.25		6,095.61
OWNER EXPENSE				
Owner Expenses				
Refurbishment Project		-	1,558.35	(5,163.99)
Phone Fee		-	18.24	(127.68)
Suite Care		-	43.49	(304.43)
Cable Fee		-	17.80	(124.60)
	SUBTOTAL		1,637.88	(5,720.70)
	GST on Owner Expenses		3.97	-
Housekeeping				
A/R Transfers	E: IN807086 Nirenberg		60.00	(120.00)
	SUBTOTAL		60.00	(120.00)
	GST on Housekeeping		3.00	(33.79)
FF&E Contribution				
FF&E			66.40	(221.12)
			66.40	(221.12)
	TOTAL EXPENSE		1,771.25	(6,095.61)
SUBTOTAL				
		6.97	-	33.79
TAXES SUMMARY				
GST		-	6.97	(33.79)

RFM

Utilities (5,163.99)
262.28 (304.43) } \$692

BS440
 440 - 4899 Painted Cliff Road
 Blackcomb Springs Suites
 Whistler V0N 1B4

Statement period: December 1, 2018 to December 31, 2018

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD
TOTAL				
PAYMENT TO/FROM OWNER				
Amount Due From Owner		-	-	
WORKING BALANCE				
Required Working Balance		-	-	
Opening Balance		-	-	
Closing Balance		-	-	
Payment due from owner		-	-	
SUMMARY				
Owner Expenses		-	1,637.88	(5,720.70) ✓
Gross Lodging Revenue		3,464.68	-	12,022.19 ✓
FF&E Contribution		-	66.40	(221.12) ✓
CC/TA Fees		-	238.27	(877.27) ✓
Management Fee		-	1,455.16	(5,049.31) ✓
Housekeeping		-	60.00	(120.00) ✓
GST		-	6.97	(33.79) ✓
				5,926.5 ✓

STATISTICS

	PAID	OWNER	O/GUEST	OTHER	TOTAL	OCC %
Occupancy Nights	12	3		9	24	77.42
Year to Date	94	6	48	54	154	42.19

2018: owner used 6 days.
 Owners portion of revenue went towards suite refurbishment

DECEMBER 31. 2019

	<u>UNIT 440</u>
Revenues	
Resort Quest Dec 1 to 14	10,910.69
Cliques Dec 15 to 31	2,035.27
Total income	<u>12,945.96</u>
Expenses	
Advertising	559.22
Managements fees	10,575.70
Repairs and Maintenance	1,228.81
Property taxes	1,767.31
Strata fees	3,733.57
	<u>17,864.61</u>
Less personal portion	2,595.81 ^{15%}
	<u>15,268.80</u>
Net Rental	<u><u>(2,322.84)</u></u>
50%	