

8107 MUIRFIELD CRESCENT



**NICKLAUS NORTH
RESIDENCE**

5
BEDROOMS

5
BATHROOMS

2,902 SQ.FT.
RESIDENCE

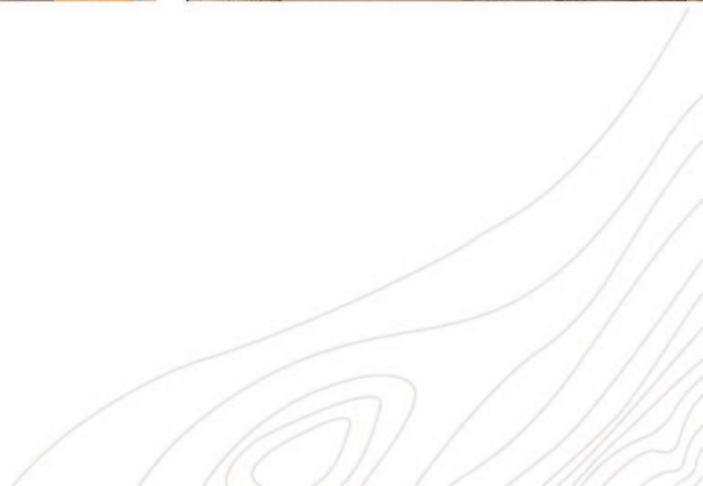
8,310 SQ.FT.
LOT

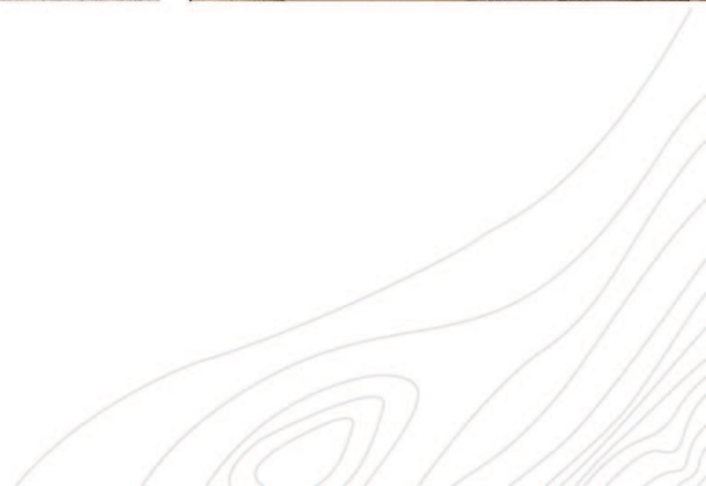
EXPEDITED RENOVATION POTENTIAL



Situated on the 14th fairway of the world-class Nicklaus North Golf Course, close to Green Lake, and within convenient access to Whistler Village, this well-maintained chalet offers an ideal Whistler home. Entertaining is a breeze offering a seamless transition between indoor and outdoor spaces that boast impeccably landscaped grounds with south westerly exposure. Zoned for nightly rental or use for full time living the residence offers a flexible floorplan allowing for a separate 1 bedroom/1 bathroom revenue suite. Offering expedited renovation potential, current permits and plans are in place for multiple upgrades – more details upon request.









ACCESS TO ALL



LAKES NEARBY

Easy access to Green Lake and River of Golden Dreams.



NICKLAUS NORTH GOLF COURSE

Situated on the 14th fairway and easy access to world-class Nicklaus North Golf Course.



CLOSE TO WHISTLER VILLAGE

5 minute drive to restaurants, gym and shops in Whistler Village

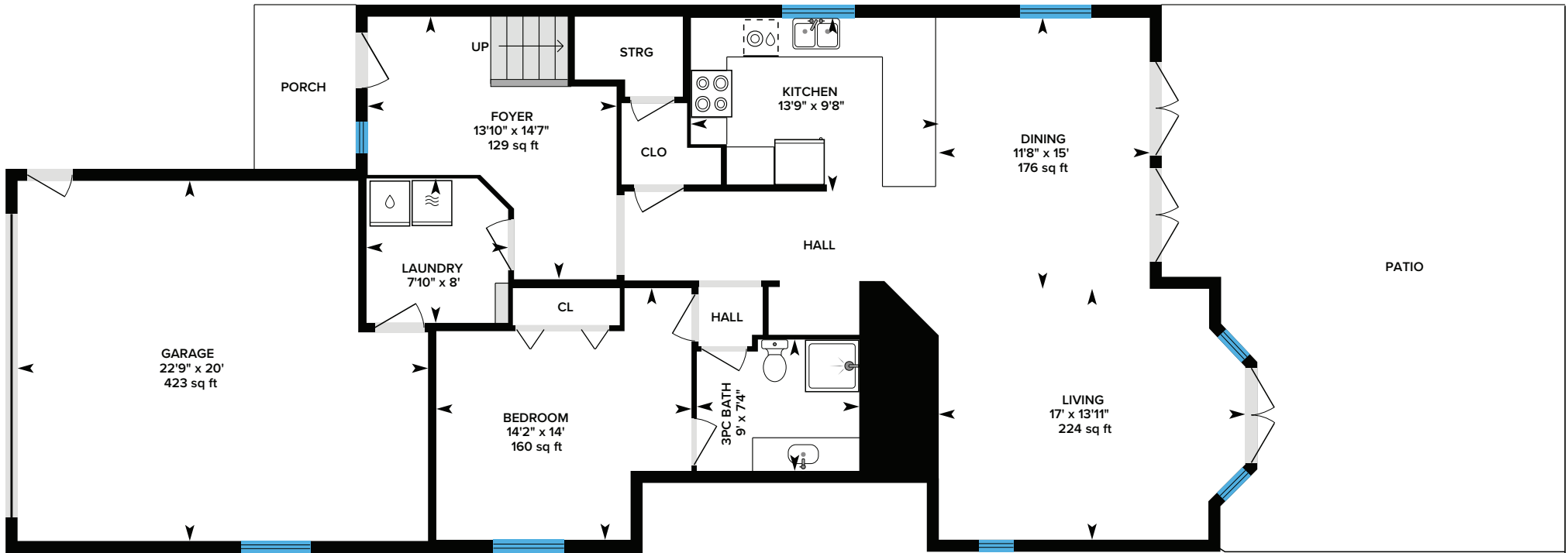


BIKING & HIKING TRAILS

Quick and convenient access to a multitude of Whistler's best trail networks including Valley Trail.

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LOWER FLOOR



MEASUREMENT ARE APPROXIMATE, ACTUALS MAY VARY. MEASUREMENTS MAY INCLUDE NON-CONFORMING SPACE.

8107 MUIRFIELD CRESCENT

UPPER FLOOR



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WHISTLER BREAKS
VACATION RENTALS

REVENUE PROJECTION

25 Sept 2023

Location: #8107 Muirfield Crescent, Whistler

I have detailed the estimated revenue projections below based on a similar property that we manage in the neighbourhood.

Please note that these figures should be used as a guide only and not regarded as guaranteed. *(These figures do not take into account owner usage or maintenance costs).*

TYPE	GROSS REVENUE PROJECTION
5 Bed Private Chalet	\$190k per annum

NOTE: in addition to the above costs, there is a 3% credit card transaction fee incurred for each booking (charged via the booking platforms).

Below is the Net Income generated from the \$175k Gross Revenue:

TYPE	Avg Gross Revenue	Commission @ 25%	CC Fees	NET INCOME
5 Bed	\$190k	\$47,500	\$5,700	\$136,800

Key Revenue Seasons:

HIGH REVENUE	MID REVENUE	LOW REVENUE
Mid-End December	Early April	End April
January	End June	May
February	July	Early June
March	August	End September
	Early September	October
	Early December	November



WHISTLER BREAKS

VACATION RENTALS

Our Full Service Management Fee is 25% and includes the following:

- A personal, friendly and local service
- Marketing & Advertising of your property through proven channels (Airbnb, VRBO/HomeAway, Expedia, Booking.Com as well as directly through our Website)
- Vetting and qualifying all inquiries
- All **cleaning & laundry** services
- **All Guest Supplies for the unit** (shampoo/soap, kitchen towels, toilet paper, dishwasher/dish soap, laundry detergent, disinfectant spray, garbage liners & basic condiments)
- Management of the entire booking process (guest liaison before, during and after their stay)
- Working with guests during their stay for any questions or issues that arise
- Concierge Service - groceries, activities, transportation to/from Vancouver and ski/bike hire for guests
- Notifying property owners of any maintenance or repair issues
- Taking care of any maintenance/repairs issues once approved by the owners (through established professional contacts)
- Regular visits to the property to ensure everything is in order
- Online Owner Portal with access to your Calendar, Revenue Statements & Bookings.
- Clear & concise Owner Statements which can be viewed securely online

As a small business we are able to offer a personal service enabling us to work closely with each home owner. This also helps us to get to know each of our properties in detail.

To find out more, please feel free to get in touch with Debbie as follows:-

e: debbie@whistlerbreaks.com

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