EXECUTIVE SUMMARY

The Bonneville Hot Springs Resort & Spa, with its 78 guestrooms (including 4 suites), mineral spa and bathhouse, is being offered for sale. Brian Resendez of Sperry Van Ness has been retained by the owners as their exclusive broker in connection with the solicitation of offers to sell the Hot Springs Resort located in North Bonneville, Skamania County, Washington.

Potentially The Next Great Resort Spa & Wellness Retreat in the Pacific Northwest, this property is located along the northern border of the Columbia Gorge National Scenic Area and only forty-five minutes from the Portland International Airport. The Bonneville Hot Springs Resort & Spa is a spa and resort destination with tremendous upside potential. The resort consists of a full-service hotel on 45 acres with mineral hot springs and surrounded by old growth timber and US Forest Service land.

PROPERTY FEATURES

• 45 Acres
• 78 Guestrooms, including 4 Suites
• Balconies with Private Hot Tubs
• 1,500 SF of Meeting Space
• Natural Mineral Hot and Cold Springs On-site
• Geothermal Powered HVAC System
• European-style Bathhouse & Spa
• Pool House & Dry Sauna
• Full Service Restaurant
• High Quality Construction
• Open Lobby and Mezzanine
• Secluded Private Setting
• Additional Development Possibilities

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.
**EXECUTIVE SUMMARY CONTINUED…**

**INVESTMENT HIGHLIGHTS**

- **Irreplaceable Mountain Setting** – The quiet and peaceful atmosphere of Bonneville Hot Springs Resort & Spa is located along the *Columbia River Gorge National Scenic Area* with beautiful vistas of the Cascade Mountains and old-growth forestland.

- **Natural Mineral Hot Springs On-site** – In addition to a full complement of resort amenities, the property has the unique value of possessing *natural mineral hot & cold springs on-site*. This water, with its potential health benefits, is used to fill the property's pools and spas. This water is also recycled through the resort's *Geothermal Powered HVAC system*.

- **Significant Upside Potential** – There is an abundance of potential upside on this 45 acre parcel. The greatest benefit to the Buyer will be through their ability to creatively understand the market needs at this property and to capture that market locally, nationally and internationally.

- **Significant Development Potential** – The owner has plans and permits in place with the county to develop new facilities including additional guestrooms, a fitness center, interior and exterior pools, meeting space and a separate banquet kitchen. This is applicable to only one small portion of the property and may be developed into something different depending on the needs and ability of the Buyer.

- **Significant Green Rating and Cost Savings** – *The Geothermal Powered HVAC System* at Bonneville Hot Springs Resort & Spa significantly reduces the hotel's operation and utility expenses.

- **Significant Discount to Replacement Cost** - The high quality of construction and materials used for the lodge at Bonneville Hot Spring Resort & Spa result in the property being offered for a significant discount to replacement cost in today’s market.

  Website: [www.bonnevilleresort.com](http://www.bonnevilleresort.com)
CONFIDENTIALITY/REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Sperry Van Ness/Bluestone & Hockley ("Broker") and ___________________________ ("Purchaser"), regarding the property known as **Bonneville Hot Springs Resort & Spa** located in North Bonneville, WA ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential Information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Washington.

PURCHASER:

Name: ___________________________ Company: ___________________________

Address: ___________________________ City: ___________________________ State: __________

Telephone: ___________________________ Email: ___________________________

BY: ___________________________ Title: ___________________________ Date: __________

BROKER: ___________________________ Date: __________

FAX SIGNED FORM TO: 503-821-7935 OR SCAN TO: brian.resendez@svn.com

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