FOR SALE BY PRIVATE TREATY

THE McWILLIAM PARK HOTEL

KILCOLMAN ROAD, BOHERDUFF, CLAREMORRIS, CO. MAYO, IRELAND

JLL®

FOR SALE BY PRIVATE TREATY
A HIGH QUALITY FOUR STAR HOTEL. BUILT FOR OVER €20M & DOMINANT ACROSS EAST CO. MAYO

On behalf of the MOPB Developments Limited, JLL has been appointed as exclusive selling agents for the impressive quality, highly profitable and modern four star McWilliam Park Hotel. The hotel also boasts one of the largest ballrooms in the west of Ireland and it is renowned as a highly popular music and conferencing venue.

Offered for sale with freehold title and the benefit of full vacant possession, this 103 guestroom hotel boasts an established trading history, a wide and very well invested full service offering and exciting upside potential.
INVESTMENT HIGHLIGHTS

Occupying a high profile location in Claremorris, Co. Mayo, conveniently located just off the N17 Galway to Sligo motorway route and ideally situated on the main Dublin to Westport railway line – one of Ireland’s busiest railway routes;

Modern, purpose built, full service four star hotel, opened in 2006 and built by JJ Rhatigan;

The hotel occupies a site of approx. 0.62 hectares (1.53 acres), comprises a total of 103 keys and includes a leisure centre and over 200 car parking spaces;

Available with the benefit of freehold title and full vacant possession, the hotel also includes Kavanagh’s Bar, John Gray’s Restaurant and the famous 600 person capacity McWilliam Park Suite;

A highly profitable trading business with exciting scope for further trading performance growth;

The Regional Ireland hotel market is one of the fastest growing markets in Europe, posting an impressive RevPAR growth of +11% in 2016.
A PIVOTAL LOCATION & EXTENSIVE DEMAND CATCHMENT

Occupying a high profile location in Claremorris, Co. Mayo, the hotel is conveniently located just off the N17 Galway to Sligo motorway route. The location has excellent transport links, with Knock Airport and Shrine situated just 15 minutes’ drive away.

Claremorris is also situated directly on the main Dublin to Westport railway line, one of Ireland’s busiest railway routes, linking the west of Ireland to Dublin and surrounding counties.

An affluent town as a result of its transport links, Claremorris benefits from popular amenities such as the well-established Tom Craddock designed Claremorris Golf Club.

The locality also boasts a number of major employers including Delta Dental and CBE. The hotel’s excellent conferencing facilities means that it is an established corporate meeting and stopping point.

With nearby Knock Airport serving over 750,000 passengers per annum (passenger numbers increased by +7% increase in 2016) and the recent opening of the Tuam Bypass, the McWilliam Park Hotel is well placed to capture additional future demand.
THE McWILLIAM PARK SUITE

600 delegates in theatre layout
400 guests in banquet layout
800 guests in music concert layout
The McWilliam Park Hotel is a modern purpose built hotel which includes 103 guestrooms, Kavanagh’s Bar, John Gray’s Restaurant, the 600 person McWilliam Park Suite, 4 additional meeting rooms, a full leisure centre with 18 metre swimming pool and Chique Spa.

The property is laid out over basement, ground, first and second floor levels, with bedrooms spread across the North, East and West Wings.

The centrepiece of the McWilliam Park Hotel is its extensive conferencing and banqueting offering, with the hotel regularly hosting major concerts, social dancing and events, including some of the best country and cabaret performers from across the Globe throughout the year.
The McWilliam Park Hotel boasts a total of 103 high quality and modern guestrooms. All rooms are well apportioned and the guestroom accommodation can be broken down as follows:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>No. of Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Single</td>
<td>73</td>
</tr>
<tr>
<td>Family Room</td>
<td>23</td>
</tr>
<tr>
<td>Accessible Room</td>
<td>5</td>
</tr>
<tr>
<td>Suites</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>103</strong></td>
</tr>
</tbody>
</table>

The hotel also benefits from an extensive surface car park, offering 200 car spaces.
FOUR STAR GUESTROOM ACCOMMODATION, INCLUDING TWO FEATURE SUITES
The hotel’s signature room is the McWilliam Park Suite. One of the largest venues in the West of Ireland, the McWilliam Park Suite is capable of hosting 600 delegates in theatre style, 400 guests in banquet style and up to 800 guests for its regular music concerts. Fully air-conditioned, triple height and extending to 754 sq. m. (8,116 sq. ft.), the centrepiece of the McWilliam Park regularly plays host to major concerts, social dancing and events throughout the year.

At first and second floor levels, the hotel also boasts four smaller meeting rooms, ranging from the 70 person Castlemacgarrett Suite to a 10 person boardroom.

<table>
<thead>
<tr>
<th>Meeting Room</th>
<th>Theatre</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>The McWilliam Park Suite</td>
<td>600</td>
<td>29m x 26m</td>
</tr>
<tr>
<td>Castlemacgarrett Suite</td>
<td>70</td>
<td>9m x 7m</td>
</tr>
<tr>
<td>Lambert Suite</td>
<td>30</td>
<td>9m x 7m</td>
</tr>
<tr>
<td>Dillion Suite</td>
<td>30</td>
<td>9m x 4m</td>
</tr>
<tr>
<td>Boardroom</td>
<td>10</td>
<td>6m x 4m</td>
</tr>
</tbody>
</table>
FUTURE POTENTIAL

THE MCWILLIAM PARK OFFERS SIGNIFICANT UPSIDE POTENTIAL FOR A NEW OWNER AND THE HOTEL IS ONLY BEGINNING TO REAP THE BENEFITS OF A NEW MANAGEMENT TEAM, UNDER THE DIRECTION OF PREM GROUP.

IMPROVING TRADING PERFORMANCE
Room’s revenue at the McWilliam Park improved by +24% in 2016, with further significant improvements in Occupancy and ADR at the hotel over the past 12 months. With generous room sizes of over 26.0 sq. m., there is potential for a soft room refurbishment to achieve further performance gains.

F&B PERFORMANCE GROWTH
The F&B outlets at the McWilliam Park are highly successful and offer over 400 covers combined. Recent improvements such a new lobby coffee dock and growing demand from passing trade are expected to further boost F&B trade.

MAJOR CONFERENCING, BANQUETING & EVENTS VENUE
The McWilliam Park’s events calendar is extensive with an impressive forward booking schedule. Country music stars such as Mike Denver, Jimmy Buckley and Nathan Carter regularly perform at the hotel and this business segment continues to grow.

POPULAR LEISURE CENTRE
The McWilliam Park includes a full wet and dry leisure centre, boasting over 500 external members and offering a competitive advantage versus its competitive set.

IRELAND’S WILD ATLANTIC WAY
The Wild Atlantic Way has proven a major success in promotion of tourism and the growth of tourist activity in the region. The McWilliam Park Hotel is ideally located as a base to explore some of Ireland’s most spectacular scenery, including Ireland’s west coast, Achill Island and the Céide Fields.
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PRSA 002273

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