

# Lodge and Spa at Breckenridge to be Sold

BRECKENRIDGE, Colo., March 20, 2013 (SEND2PRESS NEWSWIRE) – HVS Capital Corp (hvscapital.com) has been exclusively appointed to sell the Lodge & Spa at Breckenridge in Colorado, a 45-room Lodge that has been lauded by Conde Nast, Expedia and Fodor's.

The 10.1 acre property includes a 3,500 square foot fitness facility, a spa with eight treatment rooms and 4,300 square feet of meeting space. The property is approved for 38,400 square feet of additional development, one of the few sites in Breckenridge with expansion potential.

The Lodge features one of the best views in Breckenridge and has convenient access to the historic downtown and ski resort. With a deck and ballroom overlooking the Tenmile Range, the Lodge has long been an attractive venue, hosting hundreds of events including 36 weddings in 2012.

"Breckenridge has limited lodging supply and high barriers-to-entry. In addition to its unsurpassed views, this property has enjoyed three consecutive years of net operating income increases and includes land approved for development," said Bill Sipple, Executive Managing Director of HVS Capital Corp. "Skiers and snowboarders who come to explore Peak 6's new terrain should continue to fuel the RevPAR growth that the Lodge & Spa at Breckenridge has experienced since 2009."

Located approximately 80 miles west of Denver, Breckenridge was founded as a base camp for prospectors during the Pikes Peak Gold Rush of 1859. Omitted from certain maps for seven decades, Breckenridge is now world-renown and a modern-day base camp for three million annual visitors seeking challenging ski terrain and some of the best fly-fishing, mountain biking, whitewater rafting and hiking Colorado has to offer.

With more than 1.6 million visits, Breckenridge Ski Resort was the most-visited U.S. resort during the 2011/12 season. Beginning this fall, the resort's peaks will number five, when lifts begin to service five bowls and 550 acres on Peak 6. This expansion enlarges skiable acreage by 23 percent.

## **HVS Capital Corp:**

Founded in 2001, HVS Capital Corp ("HVSCC") is the investment banking arm of HVS for the Americas. HVSCC's core areas of service are debt/equity placements, investment sales, capital advisory projects and workouts for hotels, resorts, casinos, mixed-used developments and golf properties. Information: <http://hvscapital.com/> .

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