

BUSINESS FOR SALE



Chilliwack Cemeteries

9940 - 10115 Hillcrest Drive, Chilliwack, BC

Opportunity

Chilliwack Cemeteries is one of the oldest, continuously operating private cemeteries in British Columbia. Set on top of Mount Shannon, the 16.87 acres cemetery offers a sweeping view of the Fraser Valley. With over 2,000 available burial plots, and virtually unlimited niche walls, the options for maintaining or scattering cremated remains is extensive.

Recent trends indicate a high percentage of internments favor cremation. Chilliwack Cemeteries has a proven track record for providing niche walls and columbariums, offering unique, special places for families and friends to visit and remember their loved ones.

Included in the share purchase is a Perpetual Care Fund, which currently is valued at over \$1.7 million. Interest from this fund is directly paid to the business for the purpose of maintaining the cemetery grounds. Due to historically low interest rates, there exists today an excess of \$500,000 unrealized care income owed to the company by the Perpetual Care Fund.

Business Highlights

- ▶ One of the oldest private cemeteries in British Columbia, in operation for over 125 years
- ▶ Located on a hillside ± 9 km east of downtown Chilliwack with panoramic views of the Fraser Valley
- ▶ Share price includes extensive inventory

Properties

Address	PID	Acres
9940 Hillcrest Drive	005-936-616	5.37
10010 Hillcrest Drive	015-035-298	9.63
10070 Hillcrest Drive	011-183-233	1.24
10085 Hillcrest Drive	011-183-250	0.1
10115 Hillcrest Drive	024-588-733	0.531

Business Summary

Sale Type

Business and Property

Transition

Management and staff to remain in place

Improvements

- ▶ Recently renovated office and reception building
- ▶ Quonset maintenance building
- ▶ Expanded niche walls

Property

16.871 acres

Zoning

P3

Net Operating Income

12%

Price

\$1,700,000

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