

RECEIVERSHIP SALE

**The Institute of Wellness & Advanced Aesthetics Ltd. , 1608309 Alberta Ltd. and
Mount Royal Surgical Centre Inc.**



Premier, State-of-the-Art, Surgical and Non-Surgical Aesthetic Facility in Calgary, Alberta

Bid Deadline: June 3, 2022



Asset Acquisition Opportunity

Company Background

The Institute of Wellness & Advanced Aesthetics Ltd. (“IWAA” or the “Company”) was a business that offered cosmetic surgery, endocrinological support, internal medicine and non-surgical aesthetic treatments in Calgary, Alberta. In 2018, the Company began an extensive project, renovating and constructing an approximately 9,000 square foot leased facility, including 10 non-surgical aesthetic rooms, 3 consultation rooms, 2 surgical operation rooms, and numerous rest and recovery areas. Upon completion of the leasehold improvements, the Company began operations in 2020.

IWAA’s head office is located at 301 – 3007 14th Street SW Calgary, AB (the “Leased Premises”) and it shared the facility with a related company, Mount Royal Surgical Centre Inc. (“MRSC”). This leased facility is well-located, in very close proximity to the affluent communities of Altadore, Marda Loop, Elbow Park and Mount Royal.

The Company’s assets (the “Assets”) primarily consist of extensive high-end tenant improvements related to the construction of the facility, non-surgical aesthetic equipment, furniture and other surgical and non-surgical inventory and agreements, licenses and assignment of the Leased Premises.

Due to the Covid-19 pandemic and government mandated shutdowns resulting in the closure of the facility on various occasions during 2020 and 2021, the Company encountered financial challenges that resulted in Receivership Proceedings on April 1, 2022.

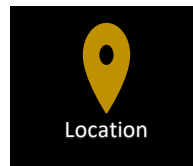
IWAA and MRSC boast superior, state-of-the-art facilities, that position a business opportunity for profitability and growth in the future. This “turn-key ready” facility is considered a very rare find and an exciting purchase opportunity for any interested buyer.

Court Process

On April 1, 2022, by order of the Honourable Justice J.T. Neilson (the “Receivership Order”) of the Court of Queen’s Bench of Alberta (the “Court”), Alvarez & Marsal Canada Inc. (“A&M”) was appointed as the receiver and manager (the “Receiver”) of The Institute of Wellness & Advanced Aesthetics Ltd., 1608309 Alberta Ltd. and Mount Royal Surgical Centre Inc., (collectively, the “Debtors”) and their current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (the “Property”).

The Receivership Order authorizes the Receiver to market any or all of the Property (such marketed Property being the Assets).

Asset Acquisition Highlights



- The facility is located at 3007 14th Street SW, Calgary, AB and is within close proximity to the vibrant and affluent communities of Altadore, South Calgary, Elbow Park and Mount Royal.
- This new mixed-use urban building is a beautiful McKinley Burkhart designed four-story building, strategically situated at the corner of Premier Way (29th Avenue) on 14 Street SW.



- The leased facility offers ~9,000 square feet of space including 2 operating rooms, 10 aesthetic procedure rooms, and numerous consultation and rest and recovery areas along with 10 underground parking stalls.
- The facility is located on the third floor of South Calgary’s renowned Spider Site, a building offering two elevators, an upgraded back-up generator system, and stunning shared common space.
- The furnishings within the clinic are of high-end quality and include elaborate leasehold improvements.



- The operating rooms include an anesthesiology machine, operating table, and have previously been accredited by the College of Physicians & Surgeons of Alberta.
- The non-surgical rooms are complete with state-of-the-art equipment and beautiful furnishings and fixtures.
- There are over 90 surgical and aesthetic pieces of equipment, which are all of recent age and in very good condition.



Location Details

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Spider Site

Address: 301 - 3007 14th Street SW, Calgary, AB

Facility Size: 9,000 square feet

Location Map



Facility Photos



THE INSTITUTE

WELLNESS x ADVANCED AESTHETICS

Mount Royal Surgical Centre



Sales Process and Next Steps

Next Steps

The Receiver is conducting the Sales Process ("SP") in accordance with the procedures included in the Sales Process posted on the Receiver's website:

www.alvarezandmarsal.com/IWAAL.

The SP is intended to solicit interest in completing a transaction of all or substantially all of the Debtors' Assets, as defined on page 2. The SP is conducted on an "*as is, where is*" basis and without surviving representations, warranties, covenants or indemnities of any kind, nature, or description by the Receiver whatsoever.

All qualified interested parties will be provided with an opportunity to participate in the SP and are required to execute the Confidentiality Agreement that accompanies this Teaser to receive access to a Virtual Data Room ("Data Room") with additional information.

Event	Date
Posting and distribution of summary non-confidential information ("Teaser")	April 27, 2022
Receiver to email contact list of identified interested parties and other potentially interested parties	April 27, 2022
Further advertisements of the Sale Process in the publications identified	April 28 - May 10, 2022
Open Virtual Data Room	April 28, 2022
Qualified Bidders to review asset listing and schedule appointments to inspect the Assets	April 27 - June 3, 2022
Bid Deadline	June 3, 2022 (12:00 pm Calgary time)
Receiver to review bids, select bid, and negotiate a Definitive Agreement	June 4 - 10, 2022
Receiver to seek Court approval of Bid(s) submitted by Successful Bidder(s)	Week of June 20, 2022 or as soon as practical thereafter

Per the SP, a Qualified Bidder must deliver a Bid Form to the Receiver by:

- **Bid Deadline:** 12:00pm MT on **June 3, 2022**.
- **Deposit:** A Bid shall be accompanied by a cash deposit equal to 10% of the purchase price, which will be non-refundable if a Bid is accepted and a Definitive Agreement is entered into.
- **Break Fee:** A Bid may not include any request or entitlement of any break fee, expense reimbursement, or similar form of payment.

A&M reserves the right at any time to amend or terminate these sale procedures, to decline an interested party the ability to participate in the process, to terminate discussions with any or all interested parties, to reject any or all offers, or to negotiate with any party with respect to a possible transaction.

Interested parties who wish to pursue a potential acquisition are required to execute a Confidentiality Agreement, which accompanies this Teaser, to receive access to additional information. Please contact a representative of the Receiver listed below for further information.

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