

Multi Purpose Event Centre

Sudbury

What it is

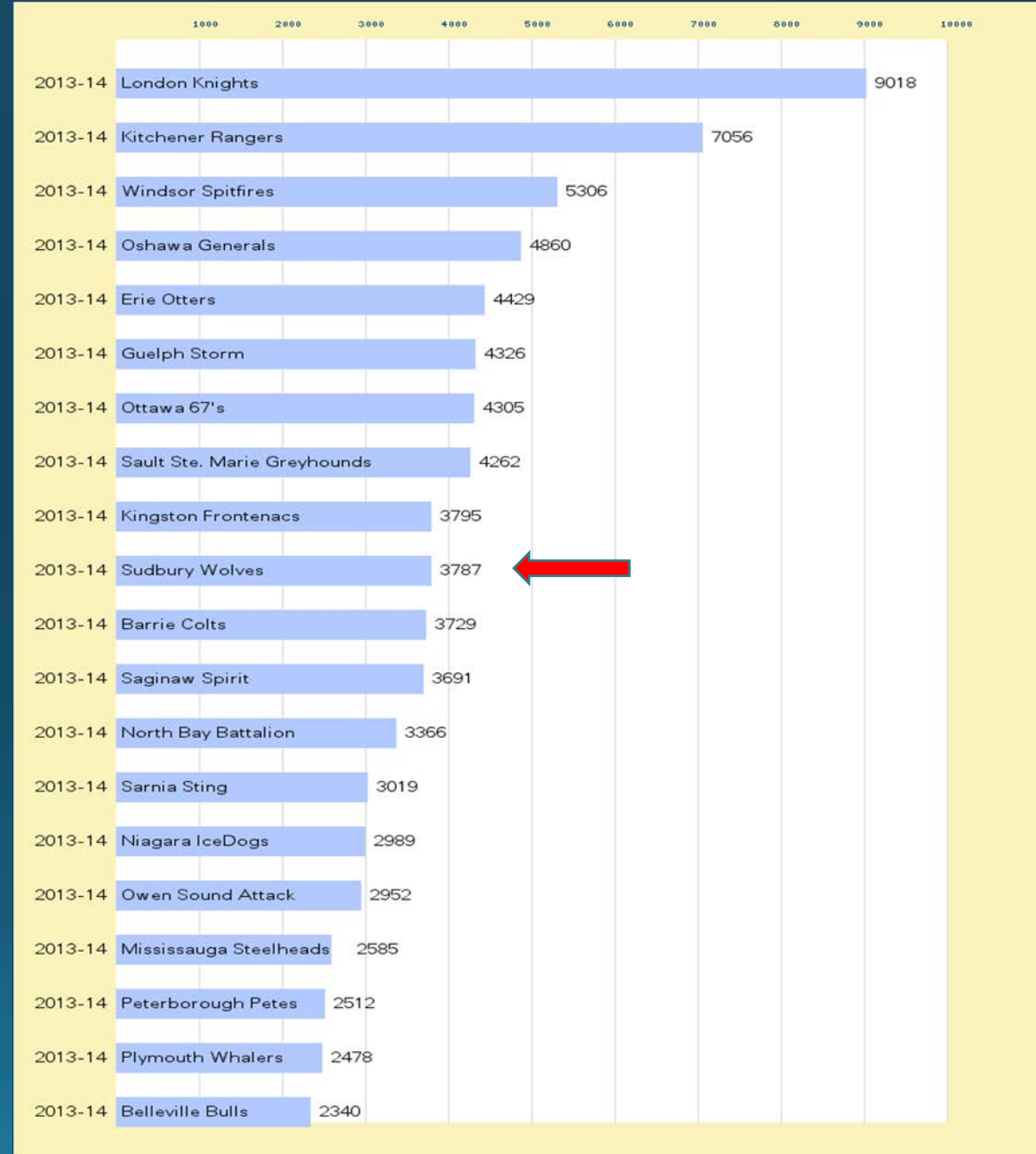


circa 1951, ice size of 200' x 85', with a capacity of 4,640 seated, 5,100 standing

Sudbury Arena

ATTENDANCE 2014-2015 OHL Season

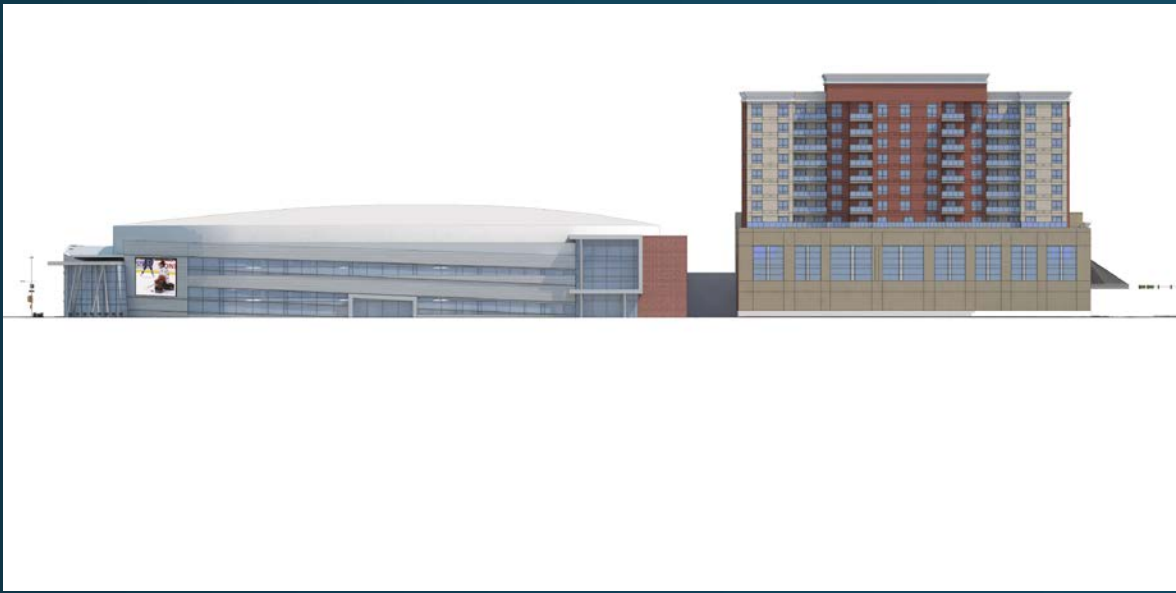
Total OHL Games played by Wolves	67
Sudbury Home Games	34
Total Sudbury Attendance	126,771
Average Game Attendance	3,728
Seating	4,630
Arena Occupancy Rate for games	81%



What we think it should be



circa 2017, ice size of 200' x 85', with a capacity of 6,500 seated, 7,500 standing



Who we are

- International Colosseum Company is an event centre development corporation with 9 completed Event Centre projects in the US and 3 in Canada.
- Dalron Commercial Group is a Sudbury real estate development company with a varied portfolio of holdings and interests, as well as an active member of the community.
- McCor Management manages over \$4 Billion of commercial and industrial buildings in a variety of developments. We help people make the right decisions on a daily basis.

Regional Municipality of Wood Buffalo Downtown Arena/Hotel Project

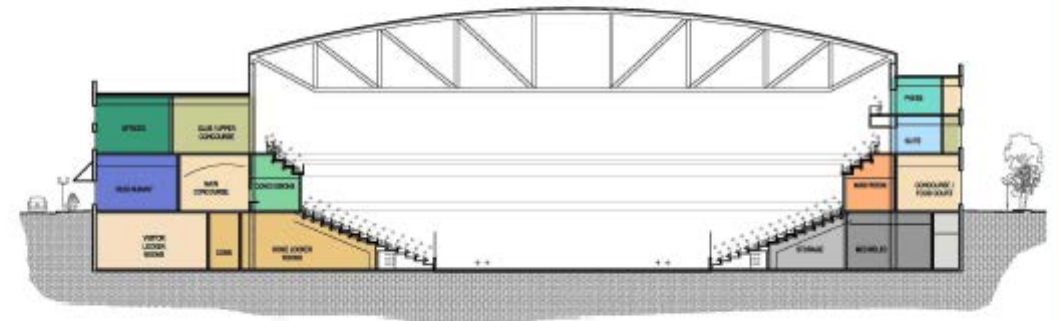


Our proposed Sports and Entertainment Centre will be an integral part of the City of Fort McMurray. The venue has been designed and configured to meet key goals that will enhance economic development and quality of life in Fort McMurray and the Regional Municipality of Wood Buffalo.



FORT McMURRAY SPORTS & ENTERTAINMENT CENTRE
FORT McMURRAY, ALBERTA, CANADA
24 March, 2015

02-CONCOURSE LEVEL PLAN



FORT McMURRAY SPORTS & ENTERTAINMENT CENTRE
FORT McMURRAY, ALBERTA, CANADA
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TRANSVERSE BUILDING SECTION



LOCATION Prince Albert, Saskatchewan
INTERSECTION Marquis Rd. & Highway 3
ANCHOR TENANTS
GLA
OWNERSHIP International Coliseum Corporation
MANAGEMENT

Prince Albert is located in the centre of Saskatchewan, about 1.6 Hrs from Saskatoon, on Hwy #3. The town has an urban population of 35,129 as per the 2011 Census, it is the 3rd largest urban centre in a province with a population base of 1,033,381 people. Prince Albert (referred to as PA) is also nicknamed "Gateway to the North" as it is the last urban centre before the mining and forestry areas of North Saskatchewan.

Within 100 minute drive, the market population swells to 94,812 (2014 est.), these people rely on PA to provide infrastructure, shopping, health & entertainment. PA is the hub in this area and has become a destination point for a number of activities; the town has 10 major hotels as well as other accommodations; a casino, Canadian Tire, Walmart, Rona, Loblaw Superstore, Sobeys as well as an array of national retailers. Major national restaurant chains are also present.

Prince Albert is home to many thriving small and medium-sized businesses. The major employers are government services, health, education and construction. Being the Gateway to the North, also means that the surrounding area is the destination for outdoor enthusiasts as well as summer cottages and recreational property users; tourism is an important industry drawing from outside the market and Canada.

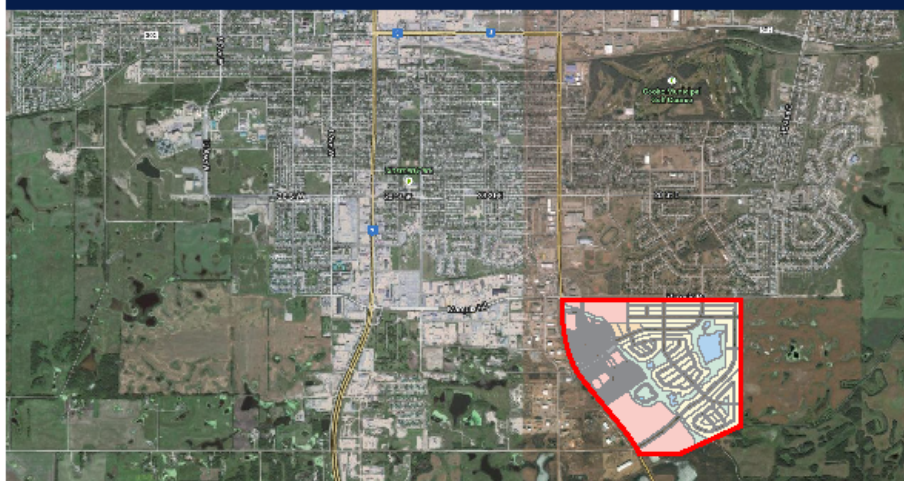
DEMOGRAPHIC HIGHLIGHTS		15 MIN	30 MIN	60 MIN	100 MIN
POPULATION	2014 Total Population	40,519	45,099	60,403	94,812
	2017 Projected Population	40,102	44,923	60,372	95,485
	2014 Daytime Population	40,692	46,261	58,830	90,036
	2014 Daytime Employees	20,883	24,215	29,085	42,905
HOUSEHOLDS	2011 Households	15,250	16,826	22,588	35,319
	2011 Total Occupied Private Dwellings	14,620	16,030	21,470	32,900
	2011 Census Family Households	10,000	11,130	15,130	23,485
	2011 Non-Family households	4,610	4,880	6,290	9,400
2014 POPULATION BY AGE	2014 Median Age	33.1	33.6	35.2	36.0
	0 - 9 years	6,202	6,839	9,014	14,194
	10 - 19 years	5,293	5,974	8,107	12,913
	20 - 39 years	11,325	12,336	15,466	23,237
	40 - 69 years	13,853	15,647	21,529	34,111
	70+ years	3,846	4,303	6,287	10,357
INCOME	2014 Average Household Income (\$)	\$77,884	\$77,894	\$76,580	\$74,897
	< \$59,999	7,891	8,686	11,998	19,061
	\$60,000 - \$99,999	3,855	4,290	5,827	9,159
	\$100,000 - \$199,999	2,930	3,216	3,964	5,889
	\$200,000 and over	574	634	799	1,210

Source: Magnify Maps (PBBI Canada)

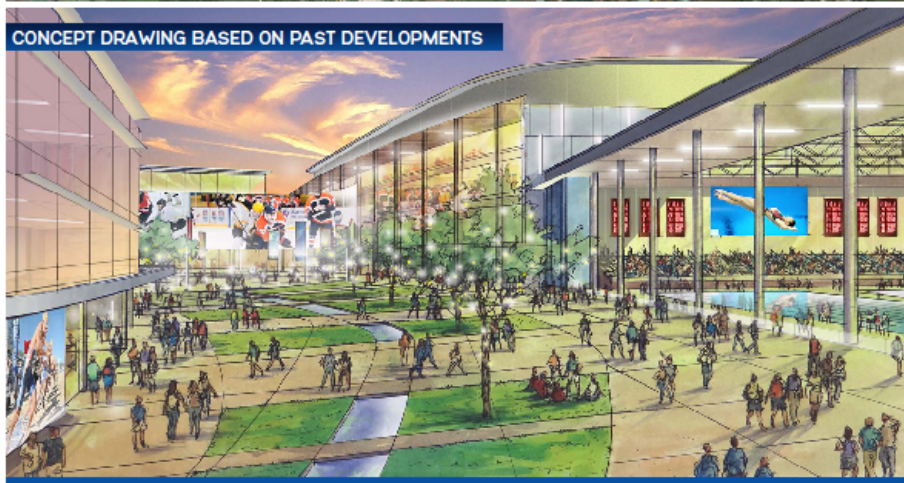
LEASING CONTACTS

Fabio Fiumana
 McCOR Realities (Ontario) Inc.; Brokerage
 Retail Leasing, Sales Representative
 T: 647-722-6472 x211
 F: 647-722-6475
 E: ffiumana@mccor.ca

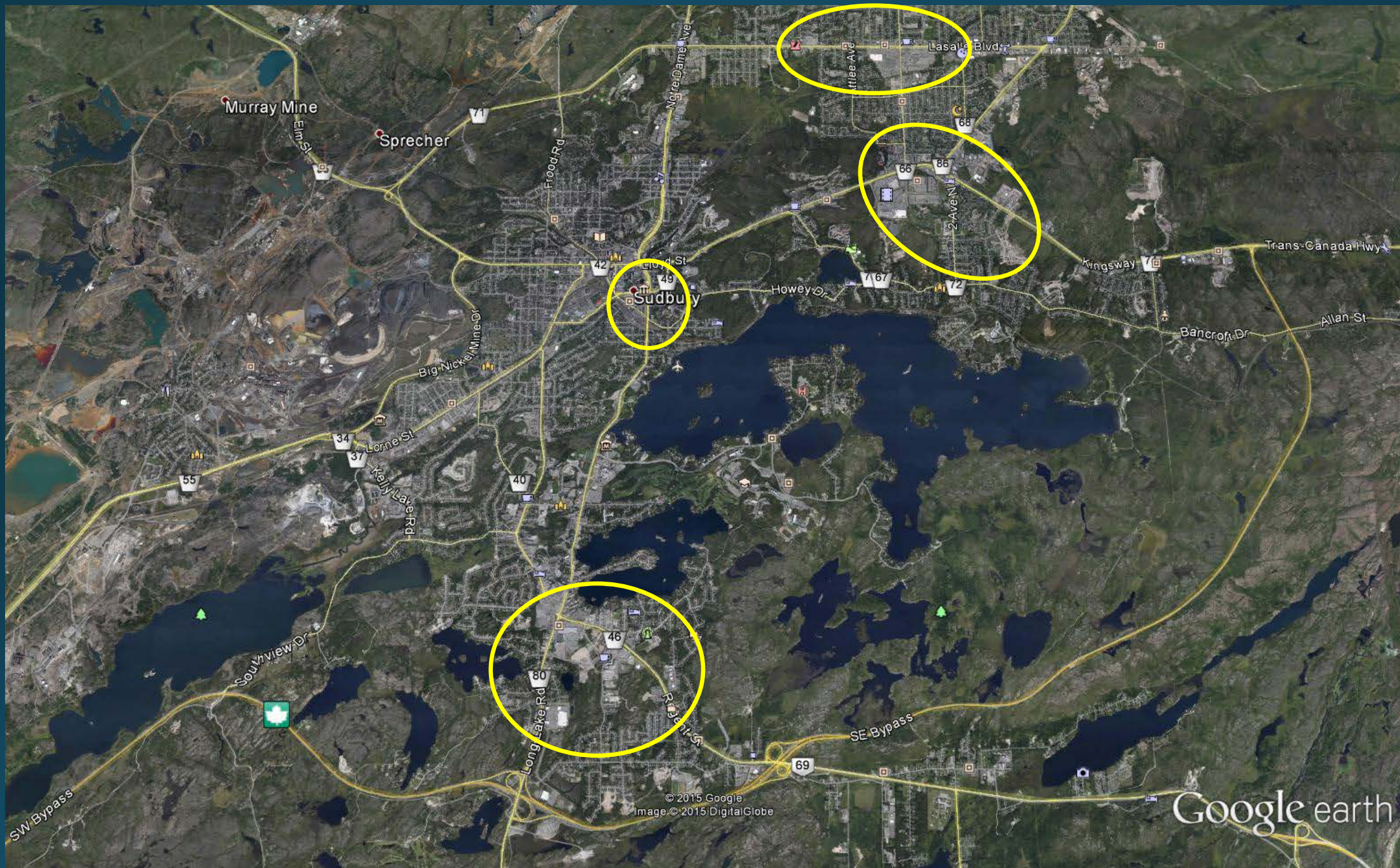
PRINCE ALBERT PARCEL FOR LEASE



CONCEPT DRAWING BASED ON PAST DEVELOPMENTS







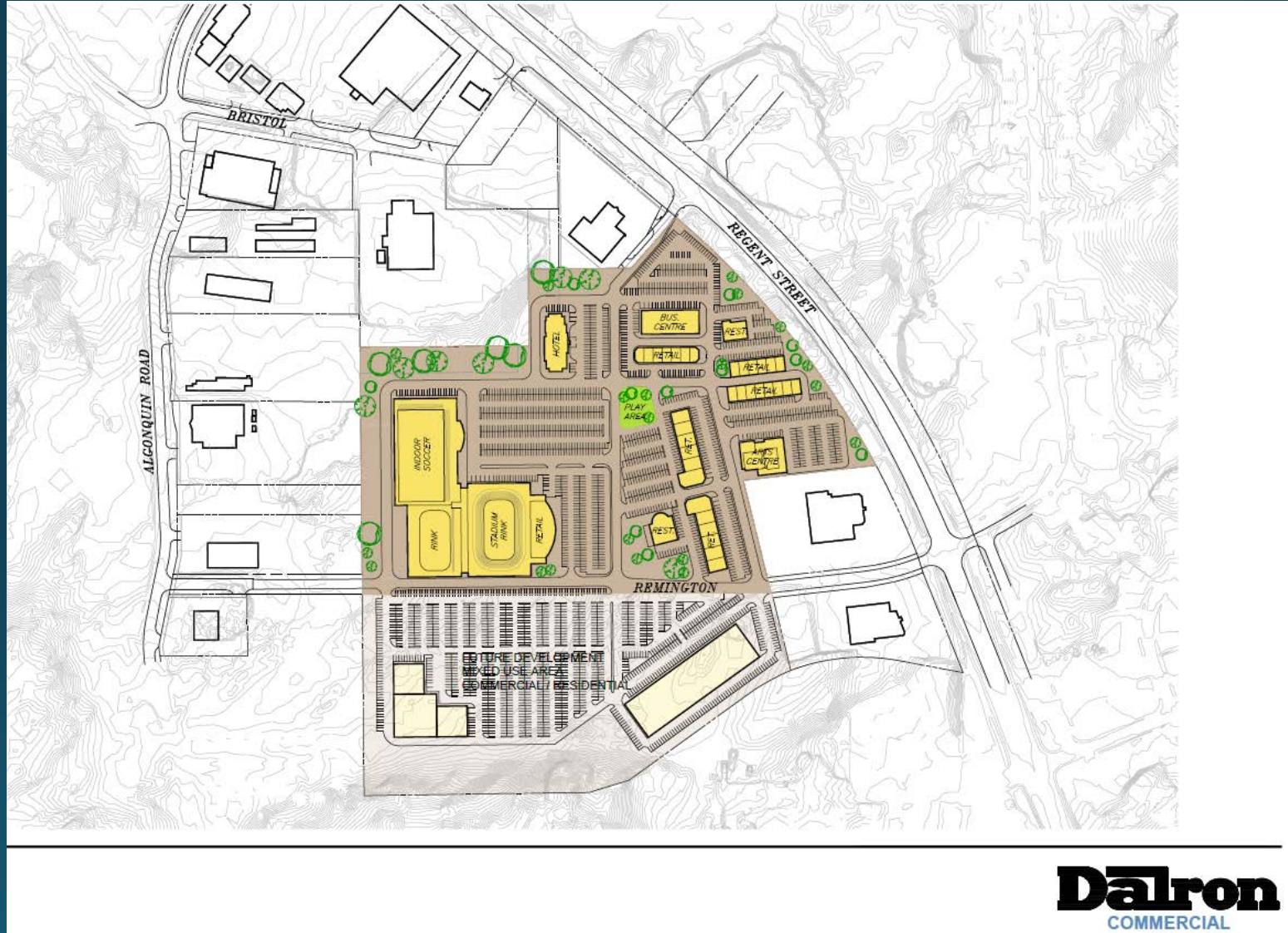
South Regent Sport & Entertainment Complex

Regent St. and Remington Rd.

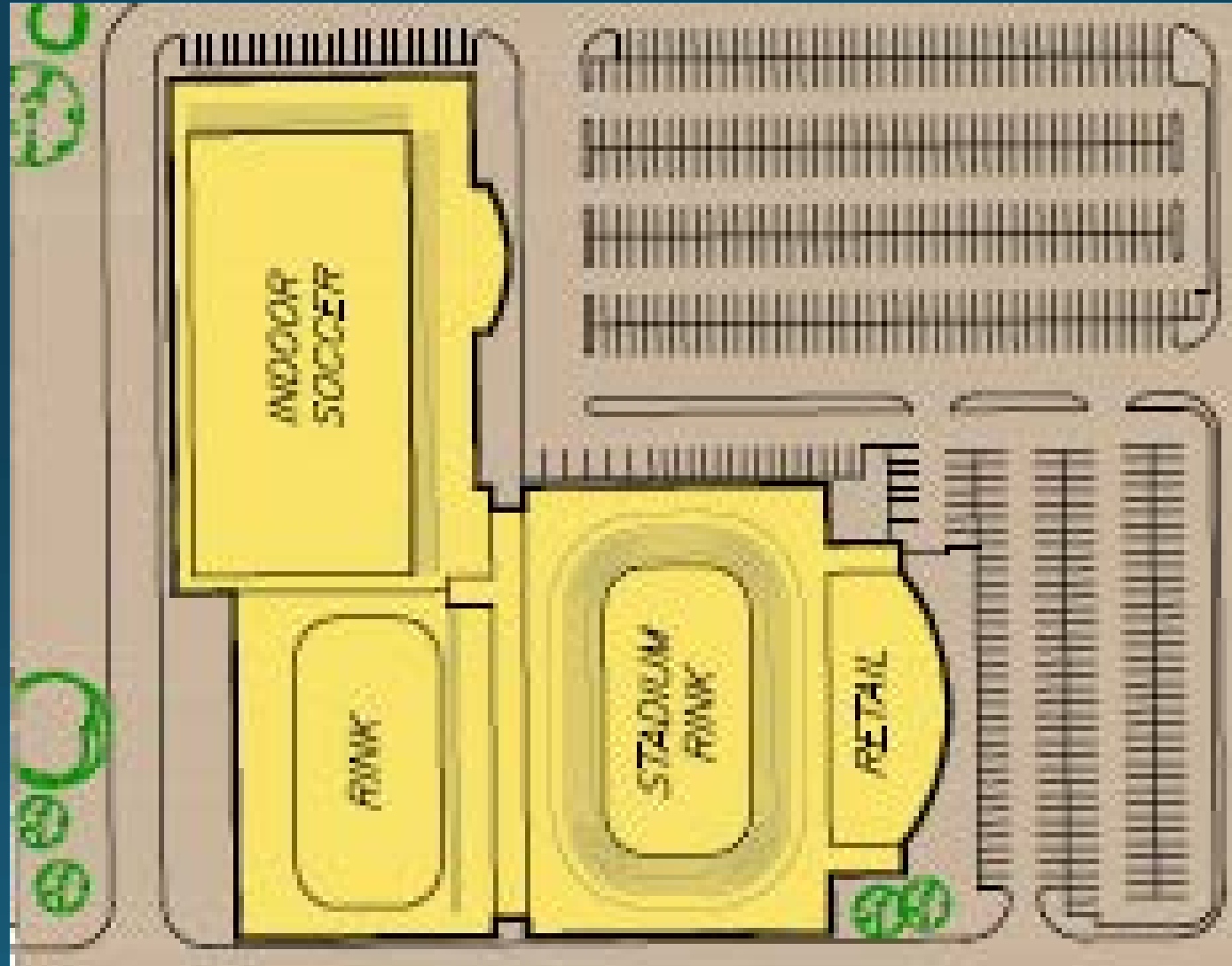
Event Centre, Hotel, Retail, Sports Village, External Ice Pad & facilities



Sudbury South: Regent St & Remington



Event Centre, 125,000 s.f. about 4 Acres



Budget & Income

BUDGET FOR NEW EVENT CENTRE

6,500 seats

Multi Purpose Main building, 215,000 s.f.
with 6,500 seats \$ 60,000,000.00

Additional Ice Pad \$ 5,000,000.00

Site Work & Services \$ 2,000,000.00

Land & Soft Costs \$ 3,500,000.00

Total Cost \$ 70,500,000.00

Yearly payment, based on 40 yrs
amortization at 3.5% \$ 3,264,528.00

Management fees & expenses for year 1 \$ 1,800,000.00

Total 1st year \$ 5,064,528.00

Cost per ticket, assuming 112 bookings at
70% occupancy \$ 9.94

Estimated Average Value of Admission Ticket \$ 25.00

USERS & OCCUPANCY

Paid Dates

112

OHL Hockey, home games 34

Other sporting events (lacrosse, basketball, etc.) 10

Conventions & Business Events 14

Concerts, ice show, entertainment 10

Community & Social 4

Academic & Institutions User Fees 10

City User Fees 30

Events



For pricing and event information, call the
UWA Box Office: 620.371.7878
Or visit:
www.unitedwirelessarena.com



The World Famous Lipizzaner Stallions
Friday, March 4, 2011 at 7:30 PM
Tickets on sale now!!

Gran Baile!
Saturday, February 26, 2011 at 9:00 PM
Bands Include: La Maquinaria Nortena
Los Diamantes de Ojinaga
Clandestino de Chihuahua



Monster Truck Winter Nationals
Friday & Saturday, March 18-19, 2011

Championship Bull Riding
Friday, March 12, 2011 at 7:30 PM
Tickets on sale now!!



Miranda Lambert with
special guests Justin Moore
& Josh Kelley
Friday, April 8, 2011 at 7:30 PM
**Tickets on sale
February 25, 2011**



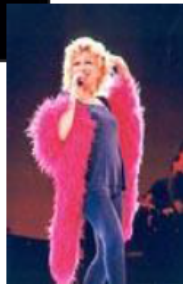
Sesame Street Live:
Elmo's Healthy Heroes
Tuesday & Wednesday, March 29-30, 2011
Performances at: 7:00 PM on 3/29
10:30 AM on 3/30
7:00 PM on 3/30
Tickets on sale now!!

Checkered Flag Productions brings:
Motorcycles on Ice
April 2, 2011
More information coming soon!

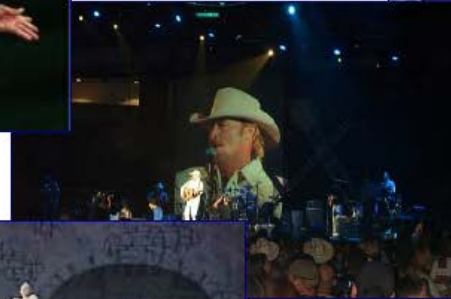


Artists / Concerts Promotions

Tim McGraw
Fleetwood Mac
Dixie Chicks
American Idols
Toby Keith
Tori Amos
Rascal Flatts
Backstreet Boys
'NSync
Snoop Dog
Pearl Jam
Mannheim Steamroller
Harry Belafonte
Crosby, Stills, & Nash
Jackson Browne
James Taylor
Tracy Chapman
Ben Harper
Chris Isaak
ZZ Top
Phish
Eagles
Mariah Carey
Dave Matthews
Bette Midler
Britney Spears
Rod Stewart
Cher
Counting Crows
Aerosmith
KISS



ACTIVITIES AND EVENTS





Basketball & Volleyball



Concerts



Trade Shows , Circus & Motor Cross



McCORM
REALTIES
(ONTARIO) INC.; BROKERAGE

Fabio Fiumana / Sales Associate
647-722-6472 Ext. 205 / ffiumana@mccor.ca

McCORM Realities (Ontario) Inc. Brokerage
Office: 647-722-6472 Ext. 205 / Fax: 647-722-6475
21 St. Clair Avenue East, Suite 1201
Toronto, ON M4T 1L9
<http://www.mccor.ca>