



DREAMPORT VILLAGES

Block Sports Destination Resorts™

ARIZONA



Dreamport Villages is a multi-faceted, 1,500 + acre global destination project in Casa Grande, Arizona, USA

BSDR-Casa Grande Phase 1 includes an Extreme Sports Park, The Wild Animal and Rides Park, Theme Based Water Park, Hotels, Entertainment & Meeting Facility, Welcome Center, RV Park, Restaurants, Retail Shops and Offices along with other coordinated amenities around a Lake and Canal System





Regional Cities, Population & Distance

More than 42 million people visited the state of Arizona in 2015, generating \$21 billion in direct spending.

For 2015 there were 36.4 million domestic visitors to Arizona (a new record), an increase of 2.6 million or 7.8% over the previous peak of 33.8 million in 2007. Of this total, 83% were leisure visits and 17% were for business. visitors stayed an average of 3.7 nights. Average age of domestic visitors was 45.1 years with an average household income of \$70,380. Top states to Visit Arizona are California, Illinois, New York, Texas and the Colorado.

Mexico generates the largest number of international overnight visits to Arizona (3.8 million) followed by Canada (1 million). Overall, there were 5.7 million international tourists during 2015, an increase of 6.3% over 2014.

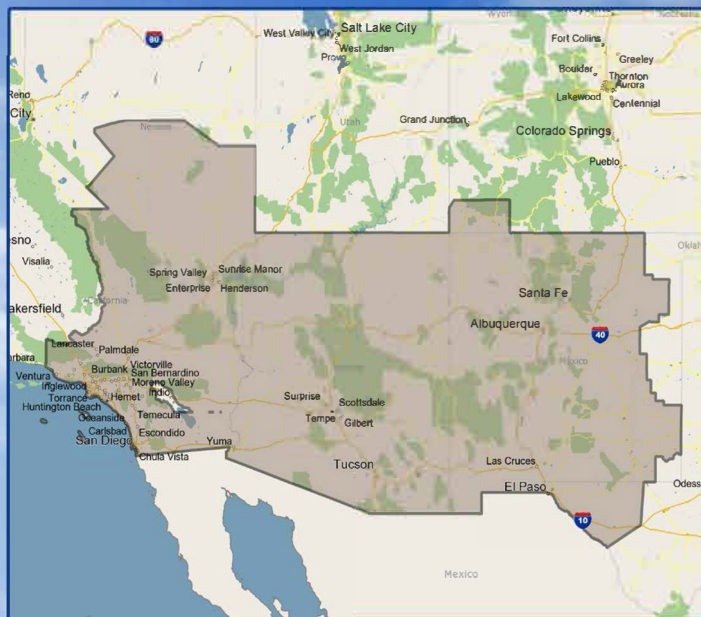
Real Amusement Sales rose 17.5% in 2015.

Tourism is the number one industry in Arizona. Although the first quarter is typically the highest spending quarter, there is a significant amount of travel spending throughout the entire year.

The total number of passengers at Phoenix Sky Harbor International Airport for 2015 was 44.1 Million with 22.0 million deplaned. March at 2.13 million deplaned passengers is the highest month, but there are a steady number of deplaned passengers throughout the year including 1.97 Million in July 2015.

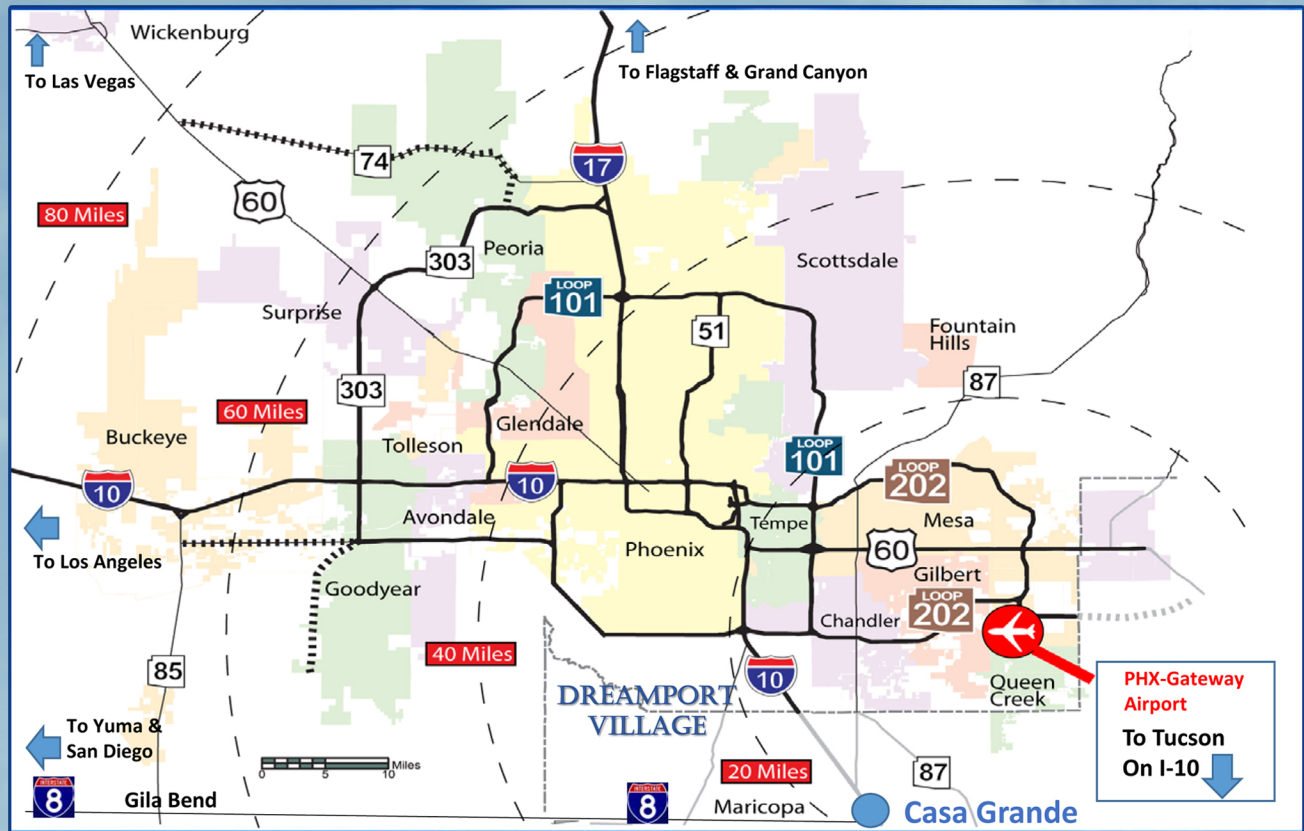
Casa Grande, AZ to:

- Phoenix Metro (5.4MM) 45 Miles
- Tucson Metro (1.1MM) 65 Miles
- Las Vegas Metro (2MM) 345 Miles
- San Diego/Tijuana (5MM) 345 Miles
- Greater Los Angeles (20MM) 420 Miles
- El Paso/Juarez (3MM) 380 Miles
- Albuquerque/Santa Fe (1MM) 450 Miles

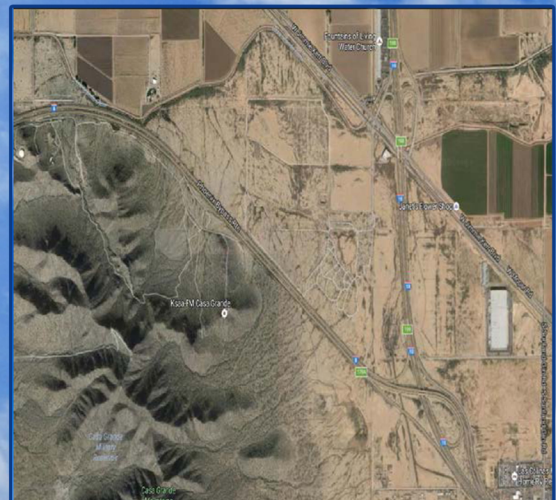


These cities and surrounding Region exceeds 39 Million Population!

Area Map



- Site is located near major freeways I-10 and I-8 (Casa Grande)
- Global Reach & Access from anywhere within Phoenix Metro, Tucson & Yuma



Project Summary



Casa Grande
Mountain

Direct & Indirect Investment- Phase 1	Direct: Up to \$1 Billion USD Indirect \$300MM*
Annual Visitors	4.5 Million Visitors
Jobs Created	5,000 + Jobs (Direct & Indirect)
Hotel Rooms* near Events Center/Ent. (Indoor)	700 Rooms 40,000 SF Center
Welcome Center and RV Park	15,000 SF and up to 240 Spaces
Parking and Hiking Trails	9,000 + Spaces 17 Miles Public Mtn Hiking Trails
Retail & Entertainment Facilities *	400,000 + Square Feet (SF)
Executive and Office Suites	20,000 + Square Feet
Theme Parks/Attractions	Extreme Sports, The Wild, and Indoor Water Park
Lake and Wakeboard Lake	25 Acres + Water Taxis





Facts and Future Growth

- Fortune Ranks Phoenix 5th Fastest Growing US Tech Market (April 2, 2015)
- Forbes forecasted that by 2020, Phoenix will become the 4th most populous city in the US and the Metro area will rank in the top 10 US Markets based on population. (January 2015)
- A new 22 mile West Loop 202 extension and NAFTA Freeway I-11 will increase access to the Resort.
- Phoenix and Tucson Metros (combined) are projected to reach 10MM population by 2030. (60% increase over December 2016)
- Business Operating Costs 40% lower than neighboring State of California.

Source: Greater Phoenix Economic Council



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Transportation



Welcome Center • DVCG South



- New and repeat visitors will be able to stop at the Welcome Center immediately adjacent to a Freeway off-ramp to learn more about DVCG, purchase tickets and/or make same day or future reservations.
- The facility will include a Tourism Information Area with free brochures and various merchandise for sale.
- The Welcome Center will have a gas station, food mart and small food court for visitors to eat and rest.
- Outdoor parking will accomodate autos, motorcycles, recreational vehicles, commercial trucks and include deicated electric vehicle charging stations.
- DVCG will have open space and green areas located throughout the Resort area.
- An AMTRAK Station & smaller Welcome Center is planned for the north side.



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Family Entertainment • DVCG North



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Night Life • DVCG North

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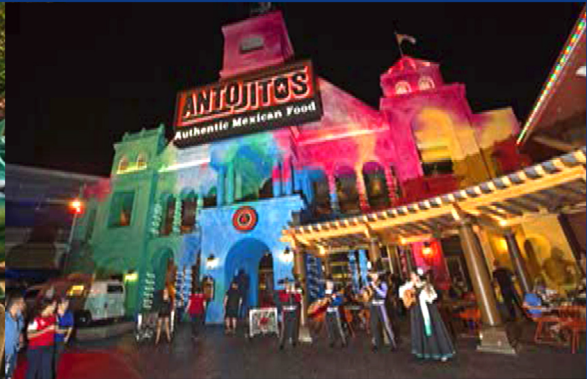


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Full Service Dining • DVCG North



Marketplace - Main Concourse • DVCG North



Within the Village Marketplace there will be two retail components surrounding a 12 acre Lake and Canal system used for water taxi transportation. On the ground level will be up to 400,000 SF of retail accompanied by 20,000 Sf of office space on one or more levels.

Retail space will be leased at the rates consistent with the upscale market in the Phoenix area. Retail space occupancy rates are projected to increase from 70% in year 1 to 95% in year 5.



Marketplace - Snacks & Shops • DVCG North

- Revenue (in current dollars) for retail trade in the US is forecast to grow at an annual compounded rate of 5% between 2015-2019.
- The US extended-stay market has been performing well in recent years, and is gaining popularity among developers and investors.
- Upper scale extended-stay hotels performed well in occupancy, ADR and RevPAR. These trends correspond with the increased demand in the most recent three years. For 2014, the overall occupancy was 78.2%.
- The Village Marketplace also has room for hotels (future development).



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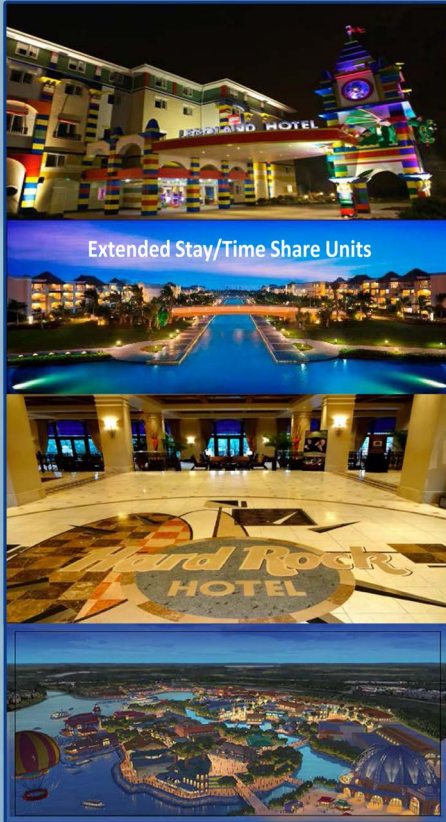


Waterpark • DVCG North



Within DVCG there will be a 300 room full service Resort Hotel immediately adjacent to an Indoor Water Park, 20,000 SF indoor meeting space and 20,000 SF family entertainment facility. The Resort Hotel will be adjacent to the lake and close to an area dedicated for a future outdoor Amusement Water Park, with some additional indoor features.

Resort Hotels • DVCG North & DVCG South



- Occupancy rates start out on the lower end at 65% and gradually build up to 87% over a five-year period as the Water Park becomes more established. Average daily rates are competitive with higher-end hotels in the target market area.
- According to CBRE Econometric Advisors, the Greater Phoenix hotel market and hotel values are expected to maintain their strong upward trajectory as the market seeks to return to pre-recession levels.
- High performing submarkets in the Southwest Valley, such as Tempe and Chandler, are expected to experience the largest influxes of new supply in the coming years, largely due to their rapidly expanding employment bases.



Extreme Sports Park • DVCG North

- Arizona Extreme Sports Park (AESP) also known as “The Block” will include a mix of immersive, experiential activities (Adventure Zone) bound together in a themed facility and will also include various entertainment venues and live shows.
- Main venues will include motor sports with exotic car driving experiences on a Formula One style race track and four challenging Go-Kart tracks; water sports including two wake board cable systems on a 12 acre lake; and skill sports such as zip lines and rock climbing.
- The Adventure Zone which will combine the best children’s, family and thrill rides.
- Amusement business data collected by IAAPA indicates that on average North American families will visit a full-fetured family amusement center 3.2 - 4.6 times per year.
- The amusement park and arcade industries are projected to grow at approximately 5% per year through 2020.
- AESP which includes cable wakeboarding had 3.23 million participants nationally in 2015, of which 1 million were frequent participants.



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Adventure Zone • DVCG North



The Wild Experience • DVCG South



The Wild is an interactive experience for adults and children with animals set within an Amusement Park.

Interaction with animals and birds will include feeding giraffes and lorikeets, watching cheetas run and petting select animals in addition to watching live shows with professional trainers working with alligators, lions and tigers.

Ride Attractions will be a mixture of virtual or augmented reality, mechanical, water, self-propelled and animal powered rides.



The Wild Experience • DVCG South



Within The Wild there will be a 300 room full service Resort Hotel immediately adjacent to a full service restaurant overlooking the Park. The restaurant will also cater for weddings, parties and corporate events.

The Wild will have rides including water canoes, carousel of endangered species, pony and camel rides, roller coaster train and log flume ride, individual rides such as zipline and self controlled Alpine coaster in addition to other skills based attractions like arcade, rope, tree and wall climbing and crossings.



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RV Park • DVCG North



- The gated RV park is an upscale facility with up to 240 spaces.
- Each space includes a gazebo, storage/garage unit and deep sink water basin.
- Guests will have access to community pool, clubhouse and laundry facilities.
- Immediately adjacent to the gated RV park will be a full service restaurant and mid-scale 200 room motel.



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Convention/Entertainment Center • DVCG North



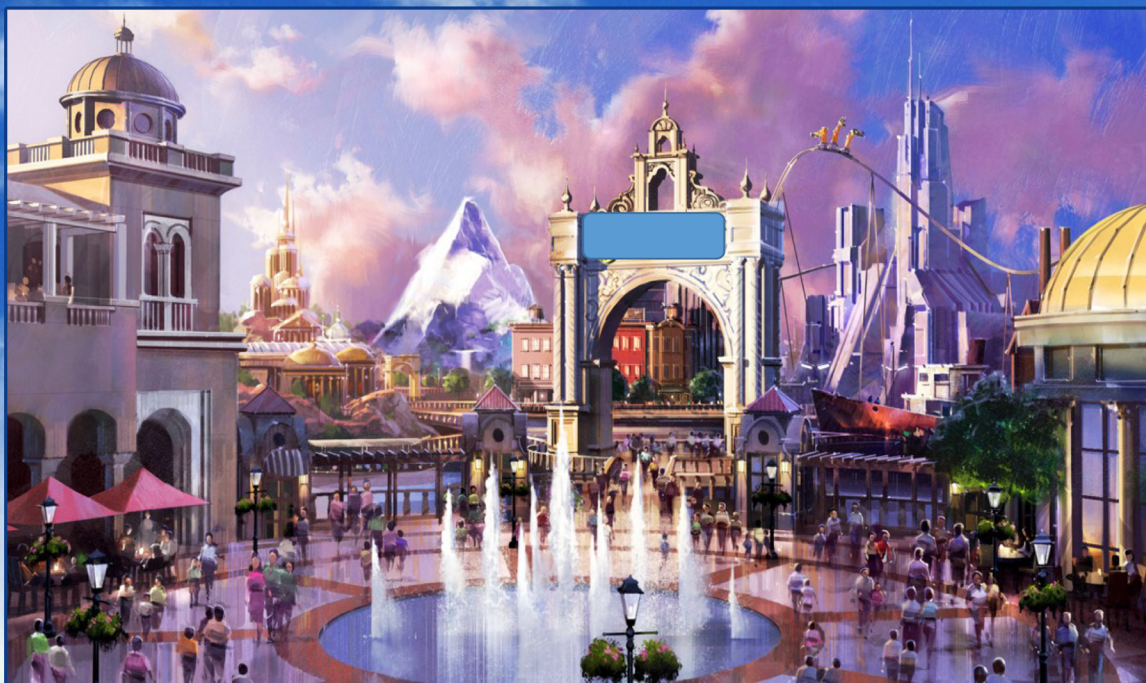
Movies/Meetings

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Indoor/Outdoor Park (Phase 2) • DVCG North



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