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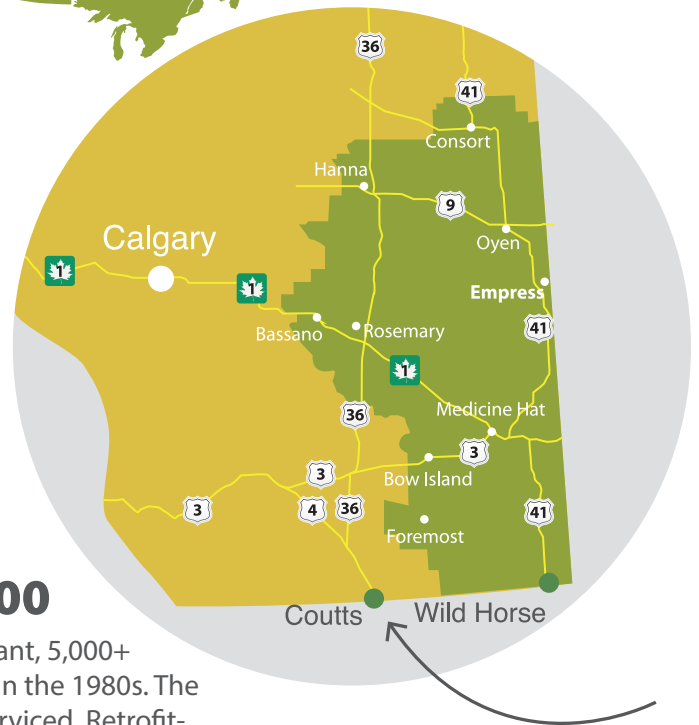
## Start Your Hunting Lodge in Empress

Alberta's Palliser region is home to some of the most under-rated scenery in the world, with excellent market access into Alberta's major cities, and excellent hunting. A small group of local investors would have the means to bring a hunting lodge to the village of Empress.

Surrounded by beautiful scenery, hunting expertise, existing accommodation, and some local investment dollars, a hunting lodge would be a "tide that floats all boats".

## A Pre-Existing Facility for \$125,000

The Village of Empress has a unique asset at its disposal - a vacant, 5,000+ square foot facility constructed by the Government of Alberta in the 1980s. The facility has undergone engineering assessments, and is fully serviced. Retrofitting the facility for use as a hunting lodge would bring down costs when compared to new construction, making it a great investment, in a great location.



## Growth Story



In Canada the hunting and fishing industry contributed to gross domestic product in 2018.

Of this, approximately two-thirds is from domestic hunters and fishermen. In addition, hunting and fishing licenses have grown 15% over the past five years.

# \$16.2 BILLION

## Numbers Matter

**\$500 per day**

A \$500/day cost will be used and broken down into \$400/night for lodging and \$100/day for food.

**Lucky 13**

The Alberta hunting and fishing market appears to be healthy with hunting and fishing licenses increasing 13% over the past 5 years.

**8 Rooms, 136 Operating Days**

The maximum number of rooms available is 1088.

**Up to 4.67 Debt-Servicing Coverage**

At 85% annual occupancy, the debt-servicing ratio is 4.67.



VILLAGE OF  
*Empress*





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## Hunting and Fishing in Empress

Empress is home to some of the Palliser region's most dramatic landscapes. The Red Deer and Saskatchewan rivers meet at Empress and are two of the Canadian Badlands' famous rivers.

The potential for adventure-seekers along the rugged river valleys is abundant. The Empress Hospital facility is for sale, along with a number of other serviced and unserviced lots available for between \$3,500 and \$8,000.

## The Opportunity

\$16 billion hunting and fishing industry



In Canada the hunting and fishing industry contributed \$16.2 billion to gross domestic product in 2018.

Of this \$10.3 billion came from the 2.9 million licensed fishers and \$5.9 billion from the 1.3 million licensed hunters.

The flow of funds for a hunting lodge in Empress looks like this:

Source		Use	
Ownership Group	\$437,500	Purchase and renovation of building	\$125,000
Bank Financing	\$437,500	Retrofitting of Building	\$750,000
Total	\$875,000	Total	\$875,000

## Lodge Financial Picture

For our purposes, \$221,000 per room will be used as an initial reference for the cost, as this is the average price per industry statistics for a 3-star establishment. The existing Empress Hospital structure would only require \$750,000.

The budget has been calculated on 85%, 70%, and 55% occupancy. Even at the 70% level, there is sufficient cashflow to meet the debt obligations.

	Occupancy		
	85%	70%	55%
Free <u>cashflow</u>	\$161,754	\$101,370	\$40,985
Debt-service Requirements	\$34,648	\$34,648	\$34,648
Debt-service Coverage	4.67	2.93	1.18

A complete business analysis is available upon request.

### EMPRESS CONTACT

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