



CANADA

Ellicottville, New York

13 Million People in a 3 hour radius



UNITED STATES

The Village of Ellicottville is located 30 minutes south of Downtown Buffalo and just **40 minutes from the US/Canada border crossing**. Nestled between two of New York's largest ski resorts at the gateway to the Enchanted Mountains, Ellicottville has become a premier destination to skiers, year-round day trippers, weekenders and seasonal residents from major markets in Pennsylvania, Ohio, New York and Canada.

Successful professionals and affluent, active retirees have purchased second homes in this charming Alpine-style village. **More than six million people** visit the immediate area each year to ski the Ellicottville resorts, gamble at the world-class Seneca Allegany Casino & Hotel, and enjoy the full range of outdoor recreational activities the southern tier of Western New York has to offer: golfing, biking, boating, camping, canoeing, kayaking, hiking and more.

The Outlets at

Ellicottville

NEW YORK

About Iskalo Development Corp.

Iskalo Development Corp. is a full service commercial real estate development company. Our corporate mission is to identify commercial real estate opportunities in which long-term intrinsic value can be created and will contribute to the betterment of the region. In the process, Iskalo seeks to establish enduring and trusting partnerships with our tenants.

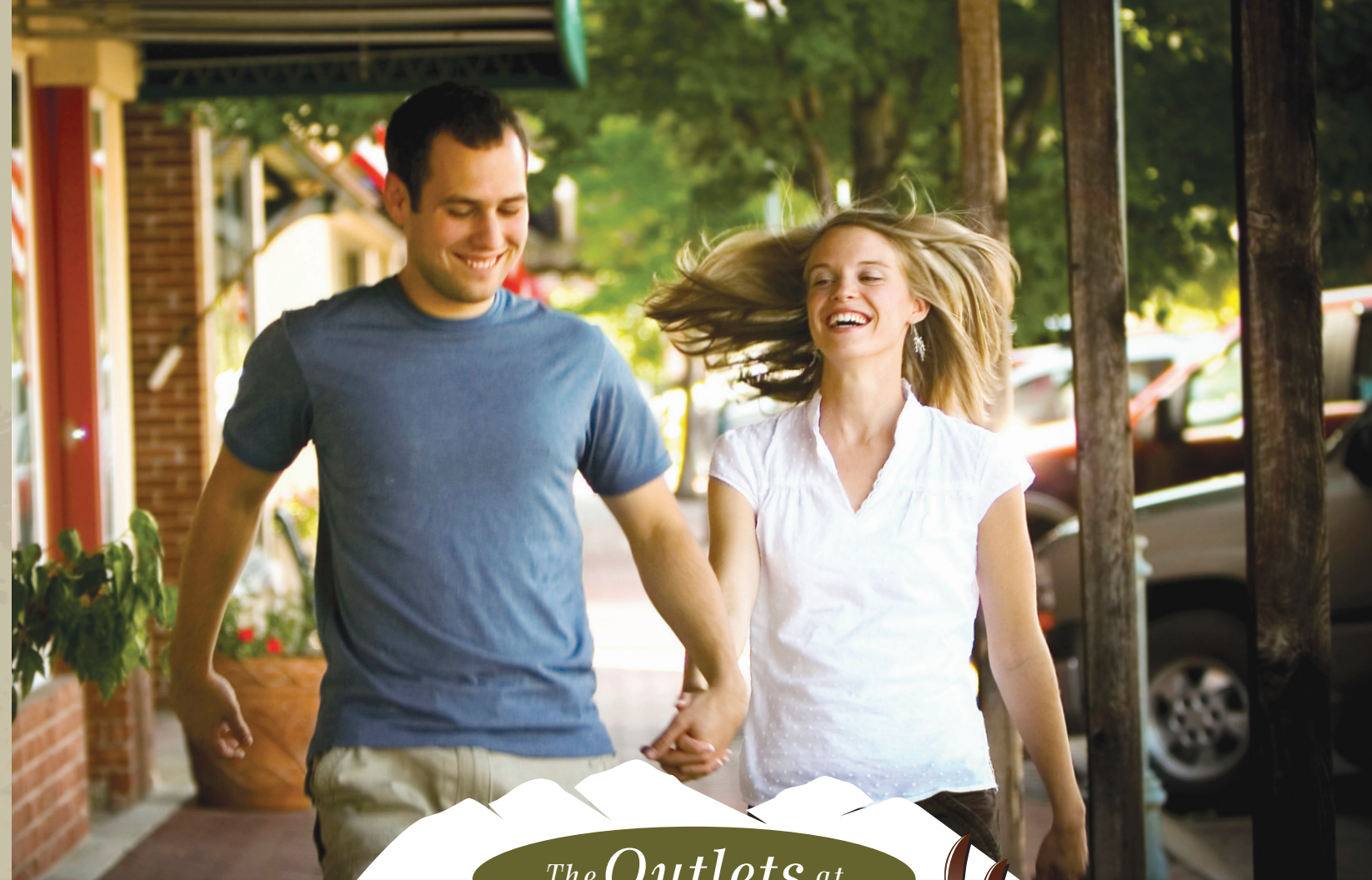
The company is comprised of experienced development, design, construction, leasing and property management professionals committed to excellence and exceeding expectations. It is this approach that continues to allow Iskalo Development to distinguish itself within the Western New York real estate market.



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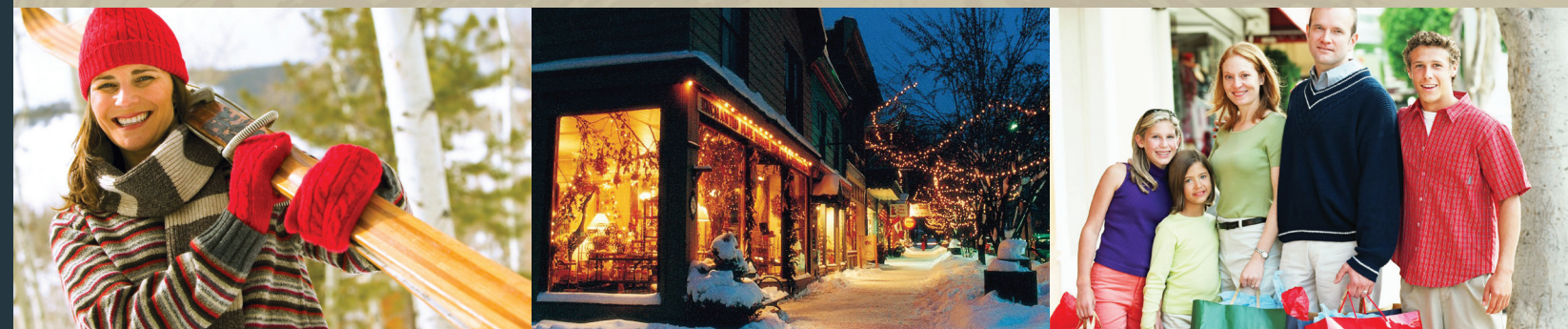


The Outlets at

Ellicottville

NEW YORK

A year-round resort and shopping destination



The Outlets at Ellicottville New York

The Outlets at Ellicottville will feature high-end, factory direct merchandise from the most prestigious and recognized brand names in retail set in a master planned, ski-in, ski-out lifestyle center featuring high-end residential and hospitality uses and community spaces.

With architecture that echoes the western ski resorts like Aspen and Jackson Hole, The Outlets will feature the kind of upscale, classic style that turned those Rocky Mountain resort areas into world-class destinations.

This is your chance to get in on the ground floor—literally—as Ellicottville becomes as familiar to vacationers across the continent as Steamboat Springs, Aspen or Stowe.

6 Million Affluent Visitors

Four-season destination

- Holiday Valley Resort and Holimont Resort attract 750,000 skiers annually
- Three million people enjoy the Seneca Allegany Casino each year
- Allegany State Park attracts 1.5 million visitors yearly
- 100,000 highly affluent visitors to the Chautauqua Institution annually
- Nine golf courses - featuring The Phil Ritson-Mel Sole Golf School at Holiday Valley
- More than 20 Festivals and celebrations year-round

The Project

330,000 square feet
of development

- ~ Retail
- ~ Restaurant
- ~ Residential
- ~ Hospitality

53 acres of
pristine property

