

AUCTION

LENDER OWNED
www.maascompanies.com



★ COLISEUM MEGAPLEX ★

— ENTERTAINMENT COMPLEX —

★ Real Estate & Secured Creditor's Note (Equipment & Liquor License) ★

★ FRIDAY, AUGUST 26 at 11:00 AM — CAMP HILL, PENNSYLVANIA ★

★ 35,000 Sq. Ft. Entertainment Megaplex Real Estate Situated on 3.032± Acres
Promissory Note with Principal Balance of Approximately \$656,256.20 ★



MAAS
companies inc

507.285.1444
maascompanies.com

LENDER OWNED AUCTION

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Auction will be held at the Radisson Hotel Harrisburg, 1150 Camp Hill Bypass!

FRIDAY, AUGUST 26 – 11 AM



410 St. John's Church Road
Camp Hill, Pennsylvania 17011

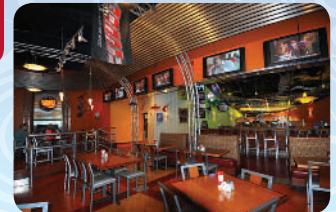
The Coliseum is an operating business and is not being sold; persons are buying the real estate housing the Coliseum and the promissory note secured by the equipment and liquor license.

LOT 1: Real Property

35,000 Sq. Ft. Entertainment Complex on a 3.032± Acre Lot
2-Story Building Built in 2007 • \$1,400,000 High Tech Arcade
12 Lane AMF Bowling • Two Restaurants & Bar • 850 Person Capacity • Two Commercial Kitchens • Private Meeting Space for up to 150 People • Sprinkler, Fire & Alarm Systems • 3500# Elevator • 3000 Amp Electric Service • 12 HVAC Units • 150 Car Parking Lot • 50 Car Overflow Parking Lot off E. Trindle Road
5 Year Lease with Optional 5 Year Extension
Escalating Rental Payments

LOT 2: Promissory Note

Secured Creditor's Note of approximately \$656,256.20 secured by the equipment and liquor license • Maturity Date 1-1-2020
Initial Rate 3.75% • Monthly Payments \$7,515.74
Pennsylvania Retail Restaurant Liquor License R17386



INSPECTIONS: Wednesday, August 3 12 – 5 PM
Thursday, August 4 12 – 5 PM

Thursday, August 18 12 – 5 PM
Thursday, August 25 12 – 5 PM

Friday, August 26 8 – 10 AM
Other times by Appointment.

MANNER OF SALE: The Real Estate and Promissory Note are available as an Entirety Purchase up to two weeks prior to the auction. Potential buyers are encouraged to explore this option in a timely fashion, and submit their bid no later than Friday, August 12. At the auction, the auction property will be offered in two individual lots and then as a package; the auction property will sell whichever way brings the greatest money.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

LENDER OWNED AUCTION FRIDAY, AUGUST 26 – 11:00 AM

ENTRY/MAIN FLOOR ARCADE AREA



LOWER LEVEL BAR



LOWER LEVEL BOWLING – 12 AMF LANES



ARCADE GAME HIGHLIGHTS

Big Bass Wheel, Chameleon ParadiZe, Sky Masters, Smokin' Token, Wonder Wheel (2) • Big Rig Truckin', Slam-a-Winner Xtreme • Colorama II • Water Blast • NASCAR Coin Pusher (8- Player) • Football Fortune • Aliens Extermination, Fast and the Furious Drift (2), Global Arcade Classics, Madden Season 2, NASCAR Racing (4), Need for Speed Underground (2) • Candy Factory, Cyclone, Deal or No Deal, Hammer Head, Monopoly, NFL 2 Minute Drill, Super Trivia, Wheel of Fortune • Panzer Elite Action Fields of Glory • Golden Tee Live 2009 • Bee Bee Boppin, Stacker Club, Three Horse Carousel Ride • Class of 1981 (2), Flamin' Finger, Jumpin' Jackpot, Tekken 5 • UB QB II • Fast and the Furious - Super Bikes • In the Groove 2 • Derby Owner's Club, Extreme Hunting 2, Ghost Squad Evolution, King of Route 66, Let's Go Jungle: Lost on the Island of Spice, Sponge Bob SquarePants, The House of the Dead 4 • Blast Off, Lightning (5), Spin-N-Win Ticket Redemption Game - 11 Foot, Super Shot, The Big One Crane, Tower of Power (3- Player) • Mad Wave Motion Theater • And MORE!!!!

PRE-AUCTION OFFERING: The real estate and promissory note are available for purchase prior to auction. Potential buyers are encouraged to explore this option in a timely manner and submit their bids prior to Friday, August 12 at 5:00 PM Central Time. Contact the auction company to receive a pre-auction offer protocol and criteria form.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% commission will be paid to the licensed Pennsylvania broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

TERMS: 10% Buyer Premium. Persons must show \$100,000 Certified Deposit/Real Estate and/or \$50,000 Certified Deposit/Equipment Note at time of registration to obtain a bidding number. \$100,000 Minimum Certified Deposit/Real Estate due on day of Sale and \$50,000 Minimum Certified Deposit/Equipment Note due on day of Sale. If the deposit amounts are less than 10%, additional deposits are due within 2 business days to bring the total non-refundable deposit to 10%. Balance due at closing within 30 days. Real Estate and Equipment Note are selling Subject to Owner Confirmation. Attorney Christopher E. Rice, Martson Deardorff Williams Otto Gilroy & Fallor is overseeing the closings. Real Estate and Equipment Note are selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect the property prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number. Subject to prior sale.



AUCTION DIVISION
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Rochester, Minnesota



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**35,000 SQ. FT.
ENTERTAINMENT
COMPLEX ON
3.032± ACRES**

AND SECURED CREDITOR'S NOTE

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Radisson Hotel Harrisburg
1150 Camp Hill Bypass
Camp Hill, PA 17011

The Coliseum
410 St. John's Church Road
Camp Hill, Pennsylvania 17011 USA



LENDER OWNED AUCTION

Rock N' Brew Restaurant!



\$1,400,000 Arcade!



Over 100 Interactive Games!



12 AMF Bowling Lanes!



**35,000 SQUARE FOOT ENTERTAINMENT
MEGAPLEX REAL ESTATE ON 3.032± ACRES
SECURED CREDITOR'S NOTE (EQUIPMENT & LIQUOR LICENSE)**