



RED ROCK CANYON 2

CALICO BASIN 4

LAS VEGAS 19



LAS VEGAS|BUSINESS



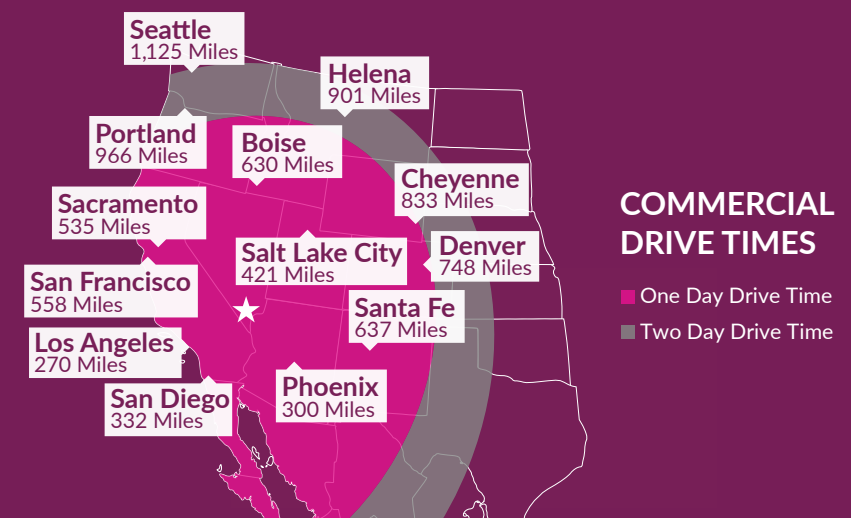
As one of the world's most renowned destinations, Las Vegas delivers 24/7 excitement in the form of world-class entertainment and hospitality, gaming, dining and shopping. The city of Las Vegas, which encompasses more than 133 square miles within the Las Vegas metropolitan area, is also swiftly becoming a center of business for many reasons, including location and accessibility, tax advantages, climate and lifestyle.

LOCATION AND ACCESS

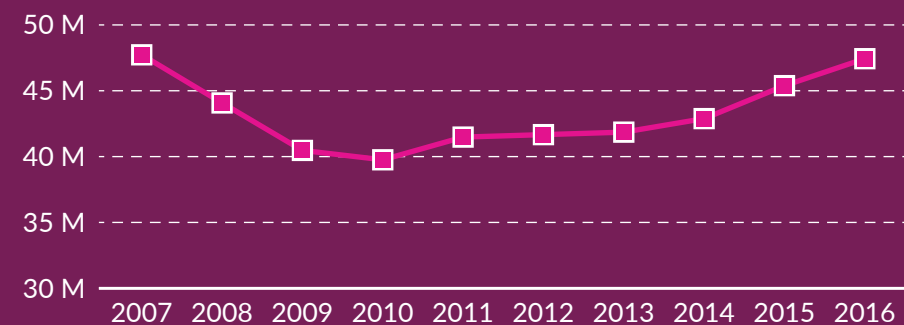
The region offers a market area of more than 52 million people within one day's drive or a short flight. It is home to McCarran International Airport, one of the busiest airports in North America. Interstate 15 and U.S. Highway 95, along with the Clark County 215 Beltway, make it easy for the area's more than 2 million residents to travel around the Las Vegas valley, with commute times much shorter than most major U.S. cities.

TAX ADVANTAGES

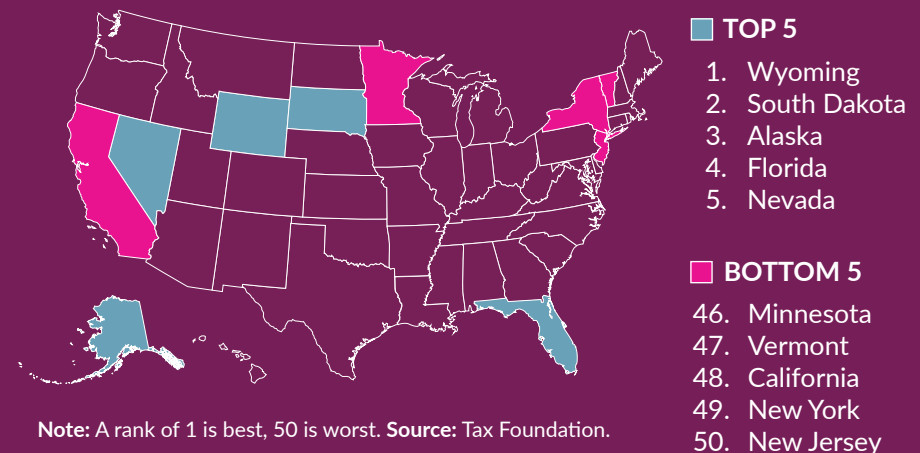
With no state income tax and no business income tax, Nevada's business climate ranks fifth among the 50 states, according to the Tax Foundation's 2016 State Business Tax Climate Index. Additionally, the state does not impose estate, franchise, gift or inventory taxes, and there are no taxes on corporate shares with limited property tax increases.



MCCARRAN INTERNATIONAL AIRPORT PASSENGER STATISTICS



2017 STATE BUSINESS TAX CLIMATE





LAS VEGAS|TECHNOLOGY

“Las Vegas captures global imagination and endless possibilities like no other city can. We are a unique hub of innovators, creators, inventors and solutionists blended with a driving can-do spirit. That powerful energy is why founder and CEO Rob Roy built Switch, the global technology ecosystem company that is supporting the growth of the internet of absolutely everything, right here. Switch’s partnership with the city has created a technology infrastructure that supports business of all sizes from innovative startups to Fortune 500 companies and everything in between.”

– Kristi Overgaard, Chief Awesomeness Officer

Las Vegas is becoming known for innovation and state-of-the-art technology. The testing of autonomous vehicles and drone technology is helping transform our city. Innovative startups in the city's downtown are crafting new ideas, helping to create the next big thing, and the casino industry boasts some of the latest and most technologically advanced gaming equipment.

A leading example of the technology and innovation happening in Las Vegas is Switch, the global technology solutions corporation that is powering the future of the connected world™. Switch is known for developing data centers that are among the highest-rated in the world and are setting new standards in facility design, construction and operations. Switch operates the world's only Tier 5-rated colocation facilities at their core campus in Las Vegas. This powerhouse digital information center campus houses data from over 700 of the largest, most important businesses in the world including Amazon Web Services, eBay, Shutterfly, FOX, Amgen, Lionsgate, Zappos, Intuit, DreamWorks, Intel, MGM, HP, PayPal, Hulu, Boeing, Warner Brothers, Verizon and many more. Switch is foundational to helping the region attract additional technology investment and business. Meanwhile, the recent opening of Switch's TAHOE RENO 1 data center and the completion of the Switch SUPERLOOP that has connected Switch LAS VEGAS and Switch TAHOE RENO campus locations with the first-ever direct fiber link between both ends of the state, has transformed Nevada into the one of the world's largest active data center ecosystems.

Building on the strong tech foundation provided by Switch, the city of Las Vegas recently established an Innovation District to create a center for testing groundbreaking technology in areas such as alternative energy and transportation. It will also serve as a proving ground for collaborative efforts between the city and new technology partners.

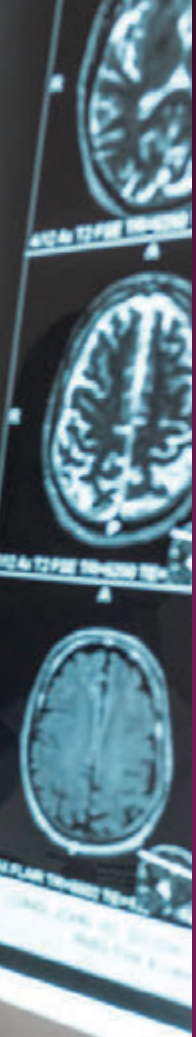


LAS VEGAS|HEALTHCARE



“Cleveland Clinic Lou Ruvo Center for Brain Health is a place where patients come before profit or prestige. In fact, Cleveland Clinic’s openness to innovation is what attracted me to Las Vegas, a city known for opportunity and a place where hard work is recognized. Las Vegas has a great future, and the emerging medical district will play a big role in its evolution as a true world-class city.”

– Dr. Dylan Wint, Neurologist and Psychiatrist, NV Energy Chair for Brain Health Education at Cleveland Clinic Lou Ruvo Center for Brain Health



Medical breakthroughs are on the horizon in downtown Las Vegas. The Cleveland Clinic Lou Ruvo Center for Brain Health is a medical facility dedicated to the pursuit of more effective treatments for brain diseases; it also provides state-of-the-art care for patients and their families. Located in a truly unique building, designed by well-known architect Frank Gehry, the brain center's staff is working hard on finding cures for neurodegenerative diseases.

Building on the success of the Cleveland Clinic and other area medical providers, the city of Las Vegas is committed to creating a hub of health-care excellence in the heart of Las Vegas through the expansion and revitalization of the Las Vegas Medical District (LVMD).

The LVMD currently offers several centers of care, including the new University of Nevada, Las Vegas (UNLV) School of Medicine. Its first class of 60 students began their studies in 2017. This new school of medicine, key to the growth of the district, is a full-scale, four-year allopathic medical school that will be an integral part of a research-intensive public university.

The LVMD also provides Nevada's only Level 1 Trauma Center, Designated Pediatric Trauma Center, Burn Care Center and Center for Transplantation.

According to a study conducted by the economic research and community development company Tripp Umbach, when completely built out, the LVMD is projected to have an economic impact of more than \$3 billion and generate 20,000-plus high-paying jobs.

Potential development opportunities include a medical library; conference space; a hotel; restaurants; a fitness center and nearby housing for students, faculty and the community.

A prime location for medical-related development is Symphony Park, a 61-acre, mixed-use project with direct freeway access and a centralized downtown location. At 3+/- acres each, Symphony Park's sites are construction-ready with utilities available.





LAS VEGAS|SMALL BUSINESS

“
If you come to Las Vegas and are passionate about your craft and committed to giving back, you will be successful. As a small business owner who lives and works within an eight-block area in downtown Las Vegas, I love the sense of true community, appreciation for diversity and business-friendly attitude that exists here.”

– Natalie Young, Chef/Owner, EAT and CHOW

Las Vegas provides opportunities for making the dream of operating your own business come true. Today, there are approximately 11,000 businesses located in the city of Las Vegas.

Chef Natalie Young realized her business dream when she opened EAT and CHOW in revitalized downtown Las Vegas. EAT became a reality with the help and investment of Tony Hsieh, founder of both Zappos.com and a private development entity called the Downtown Project. Chef Natalie opened the breakfast and lunch establishment called EAT on an underutilized urban city corner. EAT's success led her to open a second downtown dining location called CHOW, which also serves as a training ground for a new generation of chefs.

Other small businesses thriving in Las Vegas include noteworthy bars and restaurants. Thai, Indian, Gastro Pub and New Orleans Cajun fare are included among the city's culinary offerings. Wine bars, art galleries and coffee roasters are just some of the other businesses opening in downtown Las Vegas. The city's Main Street is filled with artisans, vintage shops and antique stores. Recently, an entertainment complex called Eclipse Theatres opened downtown, offering 72,000 square feet of entertainment on three levels, including two restaurants, an ultra-lounge, two bars, eight luxury movie theaters and five state-of-the-art golf simulators.

The downtown area specifically, and the city in general, are ripe for new retail opportunities and business ventures.



LAS VEGAS|HIGH-RISE LIVING

“

Downtown Las Vegas is where the city's fabled history started. Today, city leaders and private business have come together to thoughtfully redevelop and re-energize the heart of the city as a great place to live, work and play. One of the last great American cities still on sale, Las Vegas boasts an affordable cost of living that when combined with its amenities and attractions, makes the city undeniably enticing to a diverse population – from millennials and young professionals to empty-nesters and retirees. In Las Vegas, which is fast becoming a world-class city, anything is possible.”

– Uri Vaknin, Partner KRE Capital LLC / DK Las Vegas LLC

Long regarded as a great place to visit, Las Vegas has also become a good place to live. With great lifestyle amenities; sunny weather; and outdoor activities such as biking, hiking, boating and fishing; the area offers an abundance of ways to keep active and entertained. Las Vegas also provides a variety of living opportunities from suburban master-planned communities to urban lifestyle environments.

Combine billions of dollars in private and public investment with the draw of an urban lifestyle and you'll find high-rise living in Las Vegas alive and well, offering stellar views of downtown, the famed Strip and surrounding mountains.

The front and back yards of those who call downtown home include more than 150 restaurants and bars within walking distance, attractions such as the Fremont Street Experience, an abundance of bustling hotel-casinos, cultural productions at The Smith Center for the Performing Arts, and best-in-class shopping at Las Vegas North Premium Outlets.

Downtown living is attracting young professionals, as well as retirees who crave a vibrant, convenient lifestyle. There is currently a large demand for mid-rise apartment units appealing to middle-income earners.



LAS VEGAS|HOSPITALITY & GAMING



“As the only casino on the National Register of Historic Places, the El Cortez has a rich history in Las Vegas, yet it’s simultaneously hip, fresh and new, thanks to the ongoing evolution of downtown Las Vegas. I returned to Las Vegas after getting my degree from Columbia for the opportunity to work with my family and embrace the city’s business-friendly vibe that is as welcoming to outsiders as it is to established and historical businesses like the El Cortez. What’s good for Las Vegas is good for all of us. Bring it on!”

–Alex Epstein-Gudai, Executive Vice President,
El Cortez Hotel & Casino

The storied history of Las Vegas as the gaming and entertainment capital of the world began downtown, several miles north of the Strip, where the city's oldest continuously operating casino - now called Golden Gate - opened in 1906. The Golden Gate is still in operation today, having been reimagined and upgraded several times. Other nearby downtown hotel-casinos also have been modernized and updated, while retaining some of their historical charm and appeal.

These hotel-casinos are part of, or located near, the Fremont Street Experience, a pedestrian mall and attraction featuring a video screen comprised of 12.5 million LED lights along a five-block canopy. It attracts millions of visitors each year. Visitors are also drawn to downtown's National Museum of Organized Crime and Law Enforcement (Mob Museum). This attraction is educational as well as entertaining, featuring content developed with the cooperation of the FBI. A unique Las Vegas offering, the Neon Museum attracts visitors from all over the world who marvel at preserved vintage signs from Las Vegas' golden era, which are located in the museum's Neon Boneyard.

Adding to downtown's new vibrancy is the Fremont East Entertainment District, populated with restaurants, bars, boutiques, nightlife and residential living. Within this district sits Container Park, an open-air retail complex comprised of repurposed shipping containers and locally manufactured, customized cubes. Container Park includes more than 30 art shops, boutiques and restaurants run by local business owners and operators. Developed by a private entity called the Downtown Project, it is one of many urban renewal efforts designed to promote budding entrepreneurship while revitalizing downtown.

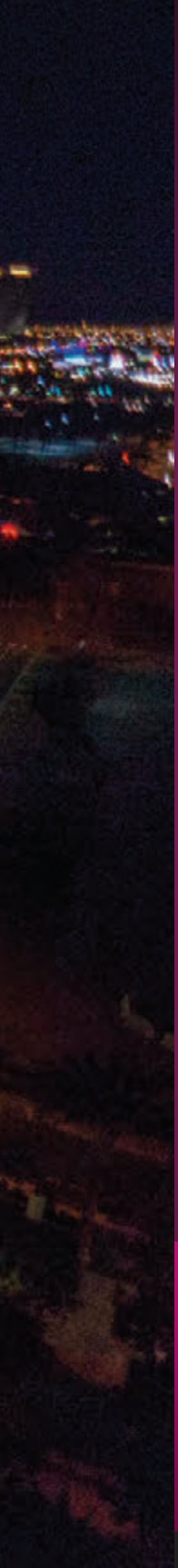




LAS VEGAS|HOME

“ Since opening, The Smith Center for the Performing Arts has become the heart of the arts for the community, and more than two million people have taken advantage of the Broadway shows, music from around the world, Nevada Ballet Theatre productions, Las Vegas Philharmonic orchestra and so much more.”

– Myron G. Martin, President & CEO, The Smith Center for the Performing Arts




Las Vegas is a thriving metropolitan area, home to more than 2 million residents who enjoy its parks, recreation areas, shopping, dining and entertainment. It's easy to enjoy these amenities year-round, as Las Vegas experiences at least 310 days of sunshine annually, along with low humidity. Our climate is free from most severe forms of weather and natural disasters as well.

Southern Nevadans enjoy access to a steady stream of major events, festivals and concerts. Broadway-quality entertainment at The Smith Center for the Performing Arts; the three-level DISCOVERY Children's Museum; and the History Channel-blockbuster, Pawn Stars, can be found downtown in addition to an abundance of restaurants and lounges.

Away from Las Vegas Boulevard, there is plenty to enjoy and explore, including year-round hiking at Red Rock Canyon National Conservation Area and boating at Lake Mead National Recreation Area, created by the historic Hoover Dam. The city of Las Vegas also offers more than 100 parks and recreational facilities.

Las Vegas offers varied opportunities for comparatively affordable housing, ranging from award-winning, master-planned communities to contemporary high-rises in the heart of downtown. The area's residential market has bounced back from the instability of the Great Recession. In fact, Zillow.com recently named Las Vegas as one of the best markets for first-time homebuyers, citing income, growth in home values and the number of entry-level homes on the market.



“There’s no place like Las Vegas, and there’s no place like home. That’s why we strived to create in Summerlin®, a master-planned community that offers a living environment as comfortable and beautiful as the city is exciting. With more than 250 parks of all sizes, 10 golf courses, 150-plus miles of trails, more than two dozen public and private schools and homes in all styles and price points, Summerlin, like Las Vegas, is truly in a league of its own. Today, Summerlin® is home to more than 100,000 residents.”


– Kevin Orrock, President, Summerlin®, a development of The Howard Hughes Corporation®

LAS VEGAS|LIFESTYLE & AMENITIES

“Las Vegas is a city unlike any other. Everyone here is part of a growing community that’s blossoming into a world-class city for its residents, not just its visitors. Nowhere else can you experience top-tier dining, entertainment, nightlife and resorts while at the same time retreat to beautiful communities with a more small-town feel where you know your neighbors and can make an impact on your surroundings.”

*– Jerry Nadal, Senior Vice President
Cirque du Soleil Resident Shows Division*





Las Vegas has long been known as an entertainment superstar. Throughout the years, high-powered performers have played downtown (where it all began) and on the famed Las Vegas Strip. Entertainment residencies by Celine Dion, Elton John, Bruno Mars, Backstreet Boys and Britney Spears are common. Cirque du Soleil offers multiple shows on the Las Vegas Strip as well.

Las Vegas has become a shopping mecca, with high-end and moderate shops for all tastes. In addition to community malls featuring well-known brands, Las Vegas offers sought-after favorites such as Ikea, Restoration Hardware and Crate and Barrel.

The Las Vegas Strip provides shopping aficionados with names such as Nordstrom, Neiman Marcus, Barneys New York and Tiffany & Co.


Downtown offers the Las Vegas North Premium Outlets, one of the busiest outlets in the nation. With 175 stores, this outdoor complex features designer and name-brand outlet stores including Burberry, Coach, Dolce & Gabbana, Michael Kors, Saks Fifth Avenue Off Fifth and Neiman Marcus Last Call Studio.

If you are looking for stores owned and operated by local businesses, look no further than downtown's Container Park, where you will find more than 30 locally-owned boutiques, restaurants and galleries. Central within this open-air retail complex is a children's play area, as well as room for concerts, movies and other community activities.

Las Vegas has some of the finest restaurants in the world. In fact, it has been rated as one of the top 10 culinary destinations in the nation. Diners can be treated to the fare of Gordon Ramsey; Guy Savoy; and famous Paris chef Pierre Gagnaire, whose only U.S. restaurant is located in Las Vegas. Favorites such as the Cheesecake Factory, Maggiano's Little Italy and Ruth's Chris Steakhouse are also found here. When it comes to dining in Las Vegas, there is something for every taste and style.



LAS VEGAS|THE NEXT 30 YEARS

A photograph of Mayor Carolyn G. Goodman, a woman with short blonde hair wearing a red blazer, looking out over the Las Vegas skyline from a high vantage point. The city's modern architecture, including a prominent orange and white building, is visible against a clear blue sky with distant mountains.

“ When I arrived in Las Vegas in 1964 I remember cresting the hill at Railroad Pass and looking out at the valley. I saw majestic mountains, tumbleweeds, a beautiful desert landscape, and, off in the distance, a few twinkling lights welcoming me to the city I’ve called home ever since. Now I think of what I see as I look out from City Hall, and it is something I am very proud of - a vibrant, diverse community of opportunity. I love Las Vegas partly because it is different from anywhere else in the world and because we are still a new city where you can plot your own course, become a success and add to our shared future. We embrace being unique and our city holds your future!”

– Mayor Carolyn G. Goodman, city of Las Vegas

Consider Las Vegas as a location for your company. Business advantages we offer include:

- Pro-business climate, especially when compared with West Coast neighbors
- Favorable state tax structure, e.g. no corporate or personal income taxes
- Affordable residential, commercial and industrial real estate relative to competitor regions
- Good customer-service culture
- Strong military workforce with Nellis and Creech Air Force Bases
- Sunny climate free from most severe forms of weather and natural disasters
- Top U.S. destination for trade shows and conferences, with over 22,000 meetings held each year
- Transportation infrastructure and connections:
 - ◆ McCarran International Airport, ranked as North America's eighth busiest airport, offering travel access to both foreign and domestic markets
 - ◆ Highway infrastructure (east/west to California and north/south to mountain and southwest states)
 - ◆ Rail freight connection to western states including the Southern California market
- State-of-the-art telecommunications and broadband infrastructure
- Diverse ethnic population and business community with ties to Pacific Rim and Latin American markets
- Good potential to grow both ground and air autonomous vehicle technology
- Home to the University of Nevada, Las Vegas and the College of Southern Nevada
- Home to more than 40 golf courses and other amenities such as Lake Mead National Recreation Area, Mount Charleston Ski Resort, Red Rock Canyon National Conservation Area and other outdoor activities





Las Vegas Lights Up

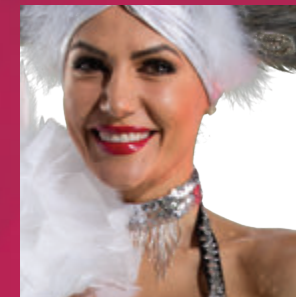
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