

WHY THE NEXT FIVE YEARS WILL MAKE THE LAST TEN LOOK RIDICULOUS!

**Las Vegas may present the most unique opportunity for
Real Estate Investment in the United States if not the World!**

**Here is a brief, yet certainly not exhaustive, list of indicators, metrics and trends
that predict a brilliant future for Las Vegas Real Estate.**

What drives the Las Vegas economy?

- * Hotel Room Additions
- * Leisure, Hospitality, Construction, Professional and Retail Employment
- * Strong Governmental Leadership
- * Shipping and Warehousing
- * Entertainment

THE PIPELINE-- by 2010

- * Almost 45,000 additional hotel rooms
- * \$32 billion in additional taxable value from hospitality projects alone
- * \$57.4 billion in construction projects planned, beginning construction or nearly complete

WHAT IT ALL MEANS-- by 2012

- * Population growth of over 560,000 people
- * Over 357,000 new jobs
- * 7.9 million new visitors
- * Over 263,000 residential housing units
- * Over 56 million square feet in commercial, retail and industrial demand
- * More than \$8.6 billion in additional taxable retail sales

UNPRECEDENTED INVESTMENT - BRAND VALUE - MOVING BEYOND TOURISM NEW DEVELOPMENT CORRIDORS - NEW IDEAS - NEW OPPORTUNITIES

Its Vegas baby! And it's HOTTER than ever!!!

Las Vegas has accomplished all this while having ~just~ eclipsed the 2 million population mark!
In Las Vegas growth and opportunity are literally exponential!

Las Vegas will continue to redefine what is possible and probable for well-over the next half-century!



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