

Moulin Rouge | 15.18 Acres | Las Vegas

Land Investment Opportunity

Moulin Rouge

Northcap Commercial
1127 S. Rancho Drive
Las Vegas, Nevada 89102
www.northcapmultifamily.com

NORTHCAP 
LAND

WHO IS NORTHCAP COMMERCIAL

Las Vegas' premier real estate team consists of veterans John Tippins, Devin Lee, CCIM, Robin Willett, Jerad Roberts and Jason Dittenber to form the city's largest and most seasoned team of land and multifamily specialists. The group, which has more than three billion dollars of transactions between them, comprise Northcap Commercial's Division. As a dedicated investment sales team, creating a company that encompassed a trusted global service platform with local market expertise was crucial to delivering exceptional results to their clients.

The five-man powerhouse brings mastery in all facets of the market including investment brokerage, site selection, land development, asset management, financing, property management, leasing and a robust presence in Downtown Las Vegas. The team prides themselves in their extensive history with record real estate and investment sales. Since Northcap Multifamily is not bound to a larger corporate entity, they're able to conduct outreach with both various brokers and buyers bringing a local's perspective to an industry overwhelmed with out-of-market competitors.

Having one of the largest commercial teams in Las Vegas they are able to provide the best service to their buyers and sellers. Due to their ability to apply best practices, common sense, ownership, management experience as well as government relations, to each transaction, they can easily work with every client or broker that comes to them to make the best deal.

Last year several of the the team members were honored as CoStar Power Brokers for 2016.

MOULIN ROUGE - EXCLUSIVE ADVISORS:

Devin Lee, CCIM

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Robin Willett

Executive VP Investments

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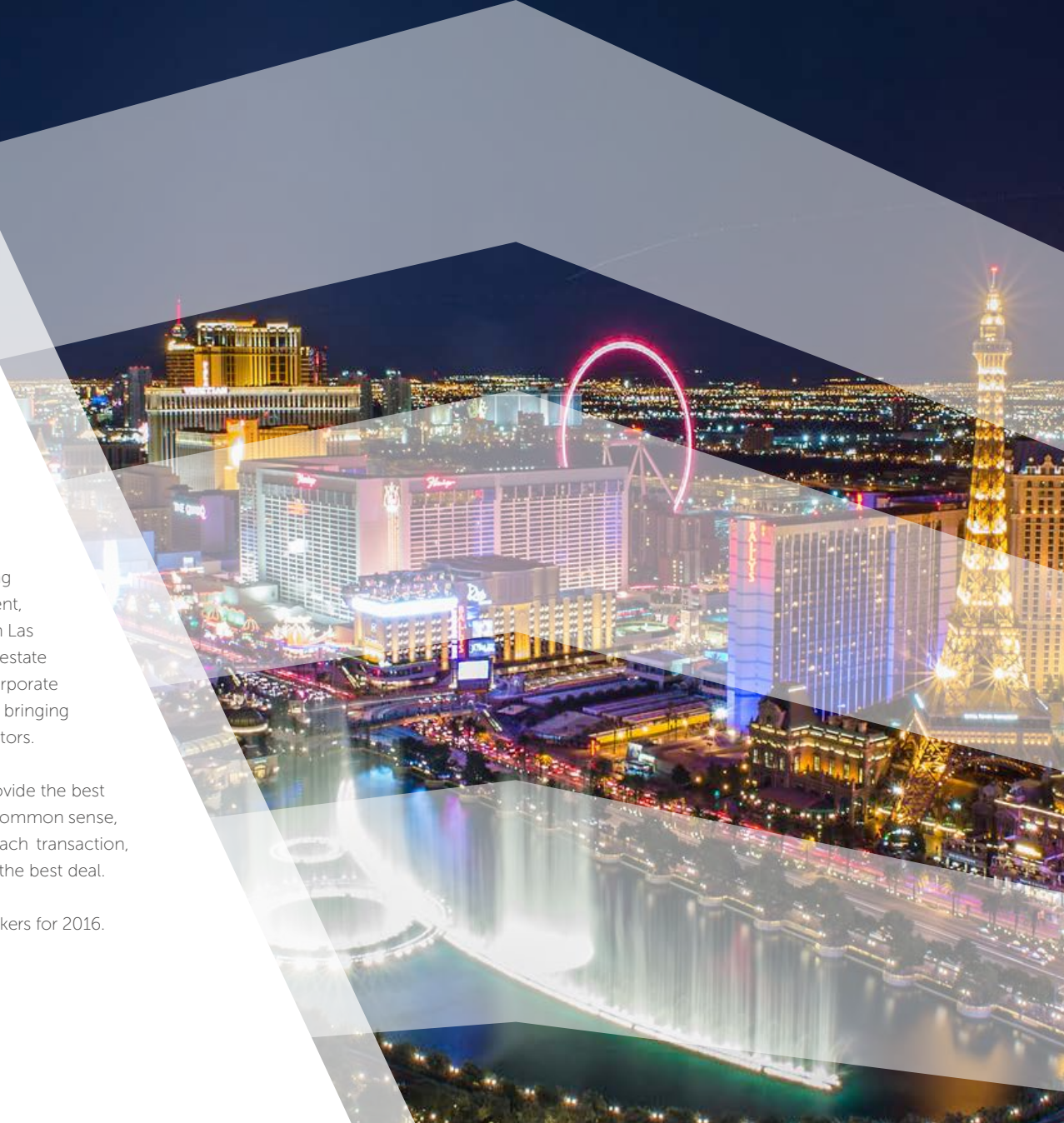
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John Tippins

Chief Executive Officer | Founder

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HIGHLIGHTS

Acreage	15.18
Location	Central Las Vegas
APN	139-28-703-014 139-28-703-013 139-28-703-005 139-28-711-001
Visibility	Visible from I-15 and I-95 Freeways
Frontage	Bonanza Rd.
Zoning	C-2

MOULIN ROUGE

PROPERTY OVERVIEW

Northcap Commercial is proud to present the historic Moulin Rouge land opportunity located in central Las Vegas, formerly the famous Moulin Rouge Hotel & Casino site, located in the Historic Westside Downtown development district in Las Vegas, NV. The subject property consists of 4 separate parcels totaling 15.18 acres, currently zoned C2, with a grandfathered non-restricted gaming license dating back to the original operations in 1955. The asset is currently under receivership and is being delivered via bankruptcy sale with many government and historical incentives available to the end user.

Moulin Rouge is located 300 yards away from the state of Nevada’s largest and most expensive public works project ever, Project Neon. The project renovations sum over \$900 million with massive road and highway development improvements from the I-15/I-95 interchange to Sahara Avenue and expansion from Martin Luther King Boulevard to Industrial Road. Due to the premium central location, excellent visibility from the I15 and I95 Freeways, proximity to Downtown & the Las Vegas Strip, and cooperation from the City of Las Vegas, the Moulin Rouge location is quickly becoming a sustainable, modern, and urban city environment to the emerging Downtown Las Vegas corridor. This site awaits an exciting development opportunity to add to the ever expanding Downtown Las Vegas sub market.

ACREAGE BREAKDOWN

	APN	Address	Acreage
1	139-28-703-014	840 W. Bonanza Ave.	5.44
2	139-28-703-013	920 W. Bonanza Ave.	2.33
3	139-28-703-005	1001 McWilliams Ave.	3.56
4	139-28-711-001 thru 059	901 McWilliams Ave.	3.85

Moulin Rouge

SITE

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

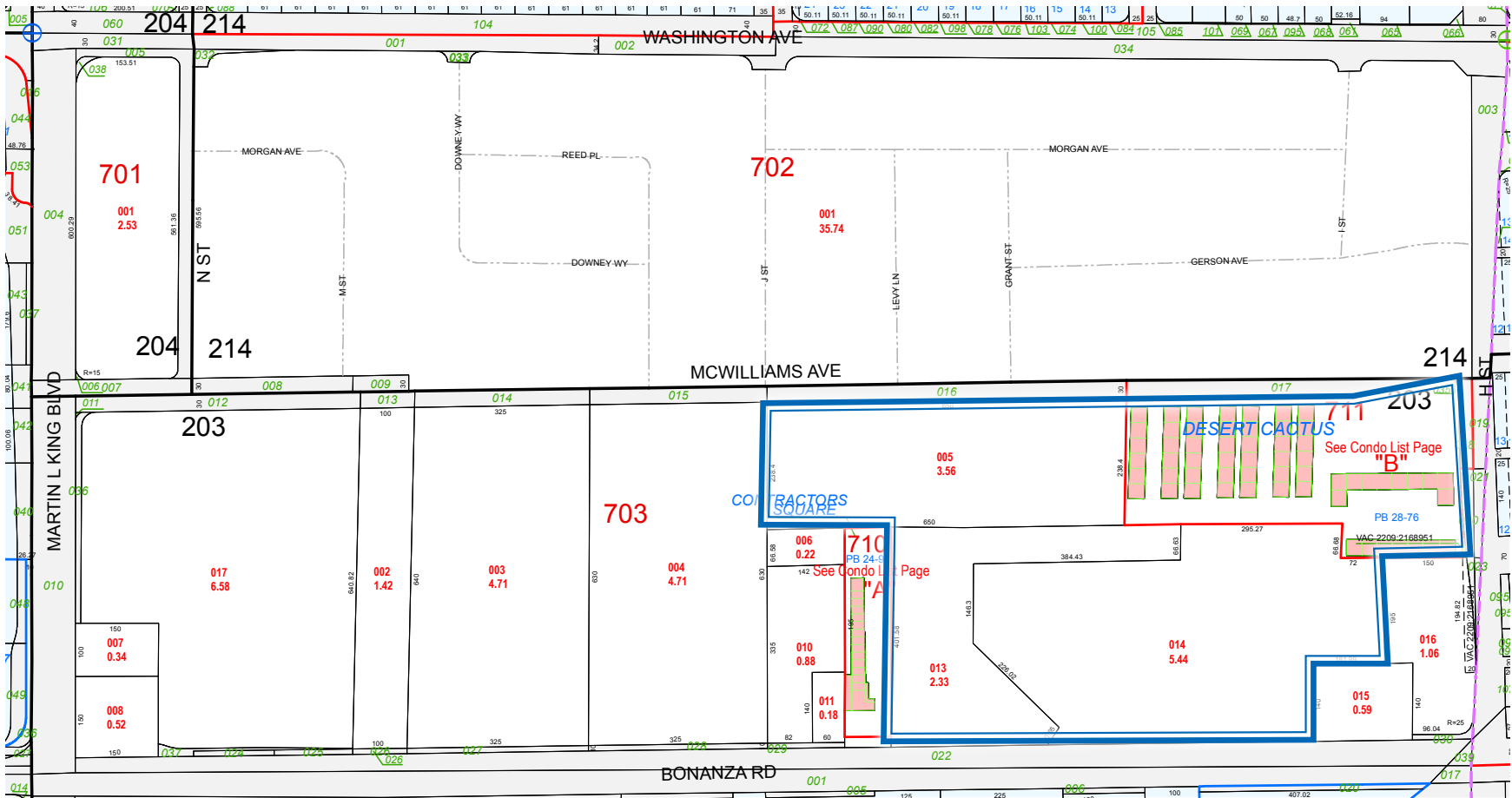
BOOK **T20S R61E** SEC. **28** MAP **N 2 SE 4** **139-28-7**

125	124	123
138	139	140
163	162	161

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200' Rev: 5/3/2016





LAS VEGAS BUSINESS INCENTIVES

Las Vegas Business Incentives & Advantages

REASONS TO LOCATE YOUR COMPANY HERE

CENTRAL LOCATION:

- Las Vegas offers a market area of more than 51 million people within one day's drive.
- Convenient Western U.S. location near other high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.
- Las Vegas' McCarran International Airport is the eighth busiest airport in North America, according to Airports Council International. With more than 30 air carriers, McCarran provides nonstop service to domestic and worldwide destinations, helping quickly meet business needs.

NO & LOW TAXES:

- Nevada's business climate ranks fifth among the 50 states, according to the Tax Foundation's 2015 State Business Tax Climate Index. The Business Tax Index rates states in terms of the cost of their business tax systems.
- Nevada was ranked fifth for overall tax climate by WalletHub.com.
- Nevada does not have a state income tax and has no business income tax. The state does not impose estate, franchise, gift or inventory taxes. There are also no taxes on corporate shares and limited property tax increases.

LIFESTYLE:

- Downtown Las Vegas ranks among America's 10 great urban neighborhoods, according to Richard Florida, author of *The Rise of the Creative Class*.

(CONTINUED)

Las Vegas Business Incentives & Advantages

REASONS TO LOCATE YOUR COMPANY HERE, CONTINUED

- Las Vegas was listed among the top 10 best places in the country to start a career, based on a survey conducted by Apt.com. Reasons included affordability, career opportunities and demographics.
- Las Vegas was rated one of the top 10 locations in the country for food ("a foodie haven") and retirement, according to an article on the *Huffington Post* website.
- Ample entertainment, shopping and lifestyle opportunities are offered.
- A metropolitan area, with over 2 million people living in the Las Vegas valley.
- More than 310 days of sunshine per year. Mild, sunny winters and low humidity year-round. The Las Vegas inland desert area is virtually free of tornadoes, ice storms and many other natural disasters.



BUSINESS OPPORTUNITIES:

- Las Vegas has been rated as one of the top 10 best places in the country to start a new business, according to a study by WalletHub.com. Reasons listed included low corporate taxes, hard-working employees and a variety of industries.
- Home to **Switch**, the world's largest and most powerful data center and technology ecosystem. Switch clients include **Cisco**, **Dell**, **eBay**, **Fox**, **MGM**, **Pixar** and **Sony**. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging southern and northern Nevada. According to an article in the *Las Vegas Sun*, "The company says it will create 5,000 new jobs, partner with eBay and build 4.5 million square feet of new facilities throughout the state to house servers that will store data for its clientele, a mixture of Fortune 500 companies and government entities."
- Home to the headquarters of online retail giant, **Zappos.com**.
- Small business support is offered through networking opportunities, venture capital seed funds and public and private assistance for startups.
- Business incentives available through the city of Las Vegas:
 - Gap financing for qualifying developments through New Markets Tax Credits
 - Rehabilitation assistance for building exteriors via the Visual Improvement Program
 - Tax Increment Financing



Las Vegas Business Incentives

NEW MARKETS TAX CREDITS. These assist with approximately 20 percent of a project's expense and enable a developer to receive low-cost, flexible financing. To qualify, a project must be located in and benefit a low-income community census tract; these areas are determined by the U.S. Treasury. In addition, the developer must have direct ownership or investment in the project and have sufficient financing for the tax credits to augment. A typical project cost would total between \$5 and \$15 million. The city is seeking owner-occupied real estate projects/developments with an emphasis on education, health care and retail.

RETAIL DOWNTOWN LAS VEGAS PROGRAM. This program assists retailers with finding locations, and aids developers, commercial brokers and property owners with recruiting high-quality tenants in our urban areas.

TAX INCREMENT FINANCING. The Las Vegas Redevelopment Agency (RDA) offers Tax Increment Financing (TIF) rebate incentives for retail, hotel, mixed-use and high-rise residential projects located within the city of Las Vegas Redevelopment Areas. Expenditures qualifying for TIF rebates may include street construction, gutters, water lines, storm drainage facilities, traffic signals, paving, sidewalks, flood control improvements, utilities and other infrastructure costs. To determine the tax increment for a specific project, the RDA assesses the current property value before any development begins. As the project progresses the property value naturally increases, creating additional property tax – this increase is the tax increment for the project. A portion of the individual project's tax increment can be rebated annually to the property developer for qualified construction expenditures.

For a copy of a map of the city's Redevelopment Areas, please email us at: EDinfo@lasvegasnevada.gov.

(CONTINUED)

Las Vegas Business Incentives, CONTINUED

VISUAL IMPROVEMENT PROGRAM. Offers qualifying business owners within the city's Redevelopment Areas a rebate of 50 percent, up to a maximum of \$25,000, for the costs involved in substantially upgrading the appearance of their establishment and bringing it up to current building and property code standards. Final authorization requires approval by the Las Vegas City Council. All commercial or industrial properties must be located within the city of Las Vegas Redevelopment Areas 1 and 2 to qualify for this program.

The program offers business owners or tenants a rebate on **pre-approved**, qualified exterior improvements. Improvements may be made to signs, building facades and exteriors. Work that qualifies for reimbursement includes painting, extensive cleaning, facade and window repair/replacement, new doorways, lighting, new signage, window tinting, replacing awnings, permanent landscaping, parking lot and rear access improvements and renovations, and exterior security systems.

DOWNTOWN BUSINESS ASSISTANCE PROGRAM. This program provides business owners with project coordination and/or financial assistance when undertaking significant rehabilitation and renovation of vacant commercial or industrial properties less than 10,000 square feet with a proposed change of use located in the city's Redevelopment Areas. Redevelopment Projects may be eligible for limited financial reimbursement (\$25,000 maximum) from the city for required building code improvements. Applications for program funding are required before any work is started. The program funding is limited each year and reimbursement funds are awarded on a first-come, first-served basis.

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ED0029-11-16-18

 **FINANCIAL INCENTIVE PROGRAMS**

Incentive Value	Financial Incentive Programs	Source of Incentive Program					Description	Website
		City	RDA	County	State	Federal		
\$5 Million or Greater	EB-5 (3 year lead time)					X	The EB-5 visa provides a method of obtaining a green card for foreign nationals who invest money in the United States. To obtain the visa, individuals must invest \$1,000,000 (or at least \$500,000 in a Targeted Employment Area - high unemployment or rural area), creating or preserving at least 10 jobs for U.S. workers excluding the investor and their immediate family.	https://www.uscis.gov/eb-5
	Land Price	X					On land owned by the city for a development project, will be analyzed on a case by case basis	
	Federal New Markets Tax Credits					X	Assist with approximately 20 percent of a project's financing and enable a developer to receive low-cost, flexible financing typically forgiven after 7 years	https://www.lasvegasnevada.gov/cs/groups/public/documents/document/chjk/mde5/~edisp/prd019950.pdf
	Cash / Grant		X				Will be analyzed on a case by case basis	
	LEED Property Tax Abatement**				X		Building owners may be eligible for a property tax abatement for renovating existing buildings or constructing new buildings that were built to the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standard or the Green Building Initiative (GBI) Green Globes standard and are subject to the Nevada Governor's Office of Energy (GOE) program criteria. The tax credit is designed to provide a financial incentive to businesses that build sustainable commercial buildings.	http://energy.nv.gov/Programs/Green_Building_Tax_Abatements/ http://energy.nv.gov/uploadedFiles/energy.nv.gov/content/Programs/NAC701A_280.pdf
	Tax Increment Financing		X				Property tax rebate incentive for retail, hotel, mixed-use and high-rise residential projects located within the Redevelopment area	http://www.lasvegasnevada.gov/portal/faces/wcnav_externalId/incentives?_adf.ctrl-state=at1guz2zq_4&_afLoop=1097049226441625
	Real Property Tax Abatement for Recycling				X		Up to 50% real property tax abatement for up to 10 years on real and personal property for qualified recycling business	http://www.diversifynevada.com/documents/Summary_RealPrprtyTaxAbatementRecycling_FY16.pdf
\$1 Million to \$5 Million	Catalyst Funds - tax credit				X	X	Incentivizes the expansion or relocation of businesses that will quickly result in the creation of high-quality, primary jobs in Nevada	https://www.lvgea.org/wp-content/uploads/2015/04/Catalyst_Fund_Overview.pdf
	Parking	X					Favorable below-market incentives	
	State Sales / Use Tax abatements				X		Sales tax abatement on capital equipment purchases - rate reduced to 2%	http://www.diversifynevada.com/documents/Summary_SalesUseTaxAbatement_updated_for_FY16_2.pdf
	Personal Property Tax Abatement				X		Up to 50% abatement for up to 10 years on personal property	http://www.diversifynevada.com/documents/Summary_PersPrprtyTaxAbatement_updated_to_FY16.pdf
	State Modified Business Tax Abatement				X		Up to 50% modified business tax abatement for up to 4 years on quarterly wages over \$85,000 taxed at 1.17%	http://www.diversifynevada.com/documents/Summary_BusTaxAbatement_updated_to_FY16.pdf
\$25K to \$1 Million	Train Employees Now (TEN)				X		Training grants with 25% company match (generally \$1,000 per eligible employee)	http://www.diversifynevada.com/images/uploads/SummTrainEmployeesNow.pdf
	City fee waivers / reductions	X					Will be analyzed on a case by case basis	
	VIP		X				Provides qualifying business owners within the city's Redevelopment Areas a rebate, up to \$25,000 for costs involved in upgrading the appearance of their establishment.	http://www.lasvegasnevada.gov/portal/faces/wcnav_externalId/incentives?_adf.ctrl-state=at1guz2zq_4&_afLoop=1097049226441625
	Valley Center Opportunity Zone				X		Established to administer funds awarded by the State of Nevada to create economic impact, stimulate business activity and enhance visual appearances of business properties in a specific area of the Las Vegas Valley	http://www.vcoz.org/
	Downtown Business Assistance Program (Former QSP)	X					Provides reimbursement to applicants up to \$50,000 toward the cost of rehabilitating older buildings to bring them up to current building and fire code standards	http://www.lasvegasnevada.gov/portal/faces/wcnav_externalId/incentives?_adf.ctrl-state=at1guz2zq_4&_afLoop=1097049226441625

Specialty Project Incentives							
	State Environmental Clean Up				X		
	Federal Environmental Clean Up					X	
	Historic Tax Credits					X	
	CDBG					X	
	National Endowment for the Humanities (NEH)						
	Economic Development Administration (EDA)					X	
	RDA set aside		X				
	Silver State Works - Employee Hiring Incentive				X		Employers can receive as much as \$2,000 for each state-qualified employee hired
	Data Center Abatement				X		An abatement up to 75% for personal property and reduction of sales tax to 2%

Aviation Parts Abatement				X	Personal Property Tax abatement up to 50% and Sales and Use Tax reduction to 2%	http://www.diversifynevada.com/documents/Summary_Aviation_Tax_Abatement_FY2016_1.pdf
Film Tax Transferrable Credit				X	Pre-production, production, and post-production expenditures, including, but not limited to, compensation and wages to residents and non-residents and purchases of tangible personal property or services from a NV business for film and digital media production costs (including gaming and mobile applications), greater than \$500,000.	http://www.nevadafilmm.com/incentives
Silver State Opportunities Fund				X	Work with capital investment firms to invest in select companies and innovative businesses that will assist in the state's efforts to grow and diversify Nevada's economic base	http://www.nvsof.com/index.html
Nevada Microenterprise Initiative				X	The program helps address and enhance the economic self-sufficiency and quality of life of low- to moderate-income individuals through entrepreneurial training and access to loans for news and expanding businesses.	http://www.diversifynevada.com/programs-resources/financial-resources
Nevada Small Business Development Center				X	This statewide resource for business assistance through the University of Nevada provides a mix of services, expertise and training for starting, operating and expanding a business. The center, with 11 locations throughout the state, also provides data about the economy, business environment and population demographics, as well as information and guidance for complying with environmental regulations	http://nsbdc.org/
State Small Business Credit Initiative				X	The \$13.8 million fund assists with the growth of small and micro-enterprise businesses	http://ssbci.nv.gov/
Tourism Improvement District**	X					

Non-financial Incentives						
Retail Services					Assist retailers with finding locations, and aids developers, commercial brokers and property owners with recruiting high-quality tenants in our urban areas	
Ombudsman						
Statistics						
Economics						
Code Modifications						
Facilitation of OPM						

More research required						
Community Development Financial Institution Fund (CDFI)				X		http://www.cdfifund.gov/Pages/default.aspx
Industrial Development Incentive				X		
Housing and Urban Development (HUD)				X		http://portal.hud.gov/hudportal/HUD?src=/program_offices/sdb


** No double dipping

FOR MORE INFORMATION PLEASE CONTACT:



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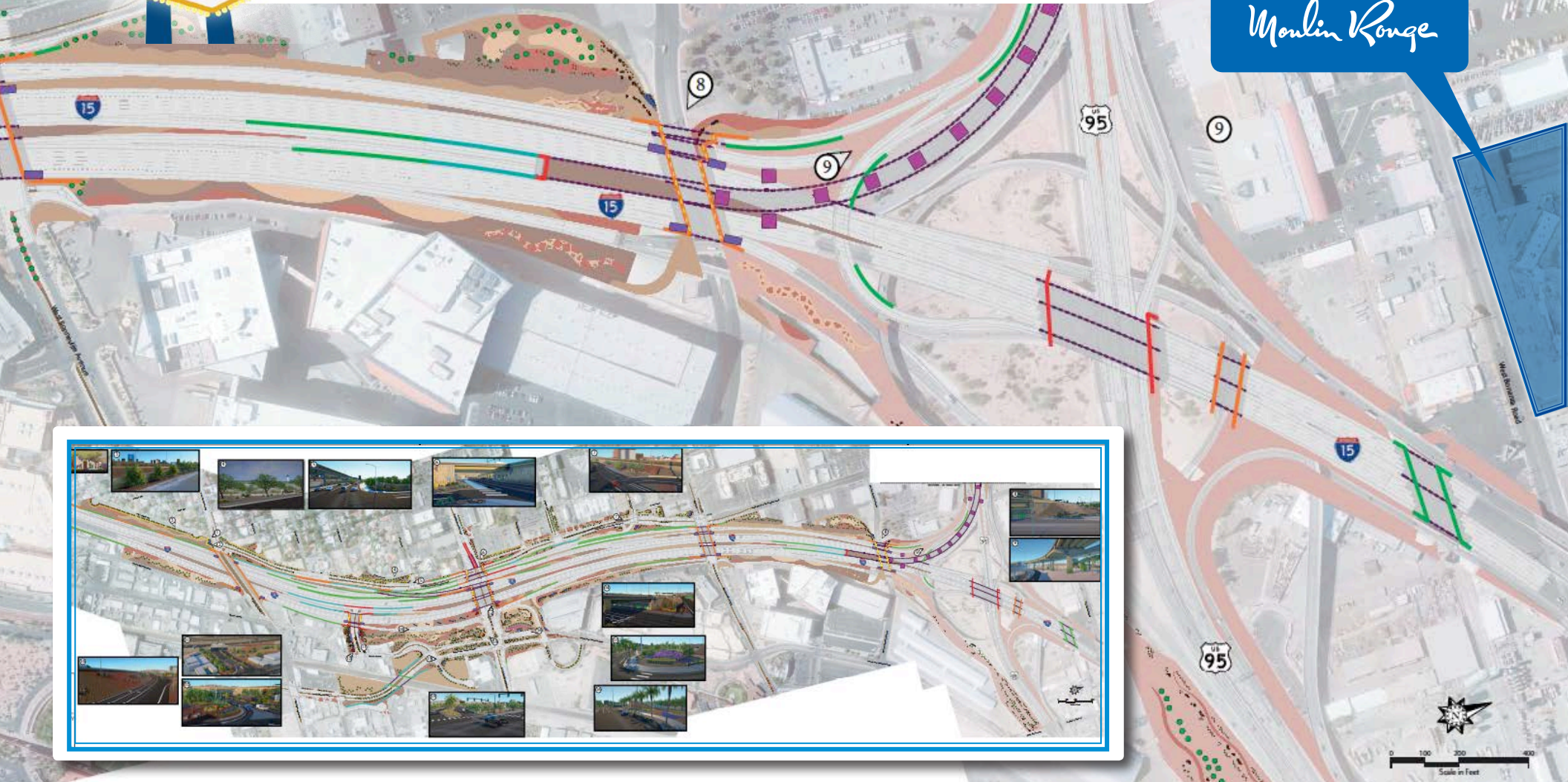


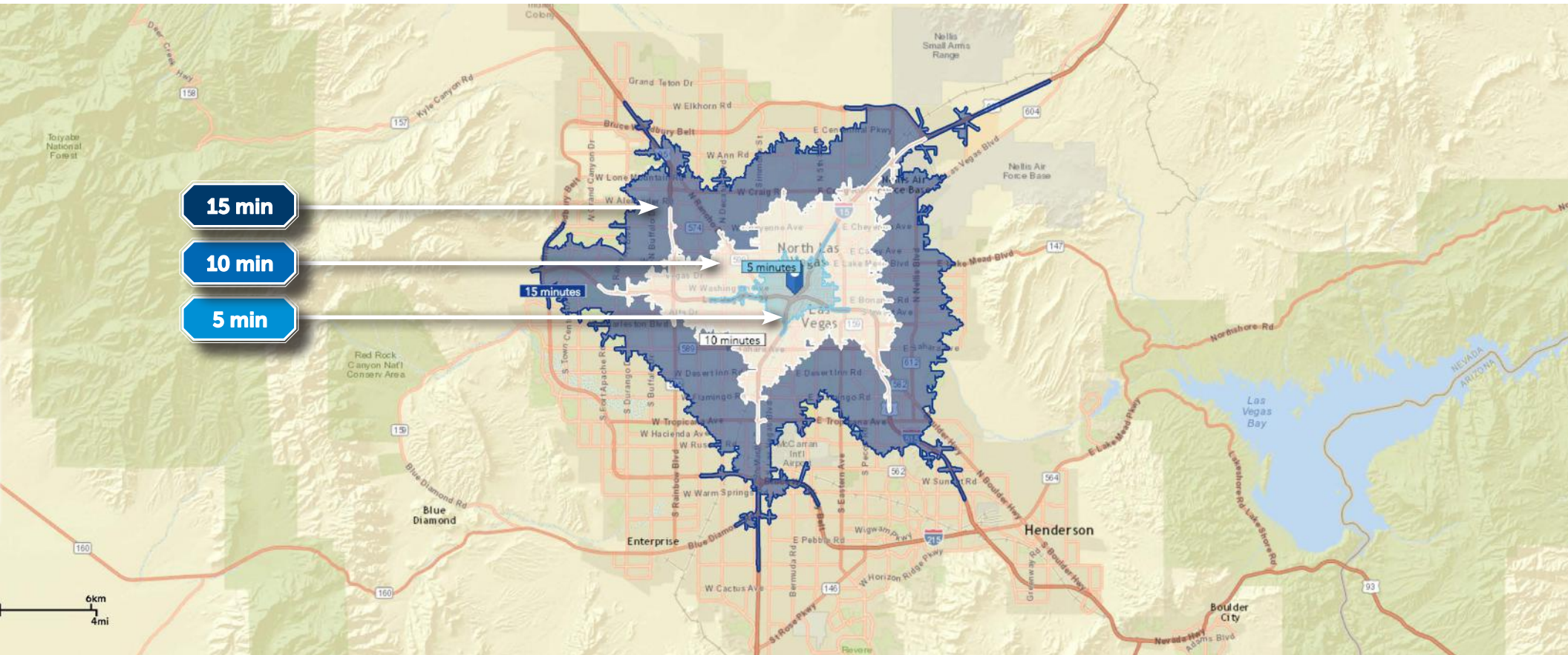






Project NEON will widen 3.7 miles of Interstate 15 between Sahara Avenue and the "Spaghetti Bowl" interchange in downtown Las Vegas.





Drive Times	5 min	10 min	15 min
Population	36,888	320,542	944,817
Number of Employers	2,261	14,471	43,795
Number Of Employees	49,783	218,646	662,345
Median Age	34.6	33.1	34.9
Average Income	\$37,227	\$46,630	\$56,114

NFL STADIUM



Excerpt from nfl.com
By Gregg Rosenthal | March 2017

The Raiders are leaving Oakland again, this time for the neon lights of Las Vegas.

In a decision that would have been hard to fathom not so long ago, NFL owners voted 31-1 on Monday at the Annual League Meeting to approve the Raiders' proposal to relocate to Las Vegas.

The decision comes after years of fruitless efforts by Raiders owner Mark Davis to build a viable stadium in Oakland. The failure to do so, which goes back to Davis' late father Al Davis' stewardship of the team, led to exploring stadium options in Los Angeles and eventually Las Vegas, where Nevada lawmakers approved \$750 million in public funding for a new stadium. The Autumn Wind will no longer blow through Raiders games as the team is expected to move into a planned \$1.7 billion domed stadium in Las Vegas.

In what is sure to be an awkward process, the Raiders won't be moving immediately. The new stadium in Las Vegas is not expected to be ready until 2020. The Raiders plan to play at the Oakland Coliseum in 2017 and 2018, Davis said in a statement. Davis also expressed openness to staying in Oakland in 2019, although NFL Commissioner Roger Goodell said the league would look into potential venues for 2019. In the meantime, the Raiders will remain the Oakland Raiders.

"My father always said, 'the greatness of the Raiders is in its future,' and the opportunity to build a world-class stadium in the entertainment capital of the world is a significant step toward achieving that greatness," Davis said.

This is a surreal moment involving one of the NFL's most iconic franchises, although NFL teams changing cities is sadly becoming routine. The news caps a frenetic 14-month stretch during which three teams announced plans for relocation. The Rams moved from St. Louis back to Los Angeles last year and the Chargers announced their decision to move from San Diego to L.A. in January. Goodell said last week on MMQB Peter King's podcast that leaving Oakland would be "painful." ..."

NHL



Excerpt from espn.com
By Arash Markazi | March 2017

The Vegas Golden Knights officially joined the NHL as the league's 31st team and were formally cleared to make trades and roster transactions before the league's trade deadline.

While the team finished the day without making its first transaction, Foley and general manager George McPhee are beginning to get a good sense of the team they will be able to put together following June's expansion draft and entry draft.

"We've been downstairs the last 2½ days doing mock drafts with all of the pro scouts and going through every team, and George is getting calls periodically from various teams on potential ideas for things that could happen," Foley said. "We've done nothing yet. There are lots of different discussions, but we're just not in a position to make commitments. We just don't want to do something that would hamper us in the expansion draft.

"That's what we're all preparing for now: The focus on various players is becoming more clear and more pronounced. We're picking the same players assuming they're going to be available."

Foley was initially scheduled to make his final payment on April 5 to make the team an active member of the NHL, but he moved up that date up so the team could field calls during the trade deadline, and McPhee could participate in the general managers meetings in Boca Raton, Florida, next week, and Foley could prepare for the board of governors meetings next month.

"The whole notion of moving it up to March 1 from April 1 came up casually several months ago," McPhee said, "but I said, 'Gee, it would be kind of nice to do it on March 1 so we can be involved in the trading deadline and I can go to the GM meetings and we can start competing for young free agents out there.' Bill said, 'Well, if we need it, I'm going to do it.' That's a big help for all of us..."

MLB



Excerpt from reviewjournal.com
By Kira Terry | April 2017

Major League Baseball in Las Vegas is on the table once again. Commissioner Rob Manfred said this week that Las Vegas would be on the list for relocation, according to a report by the Chicago Tribune.

MLB teams that could soon be facing relocation are the Oakland Athletics and Tampa Bay Rays after both franchises have struggled to secure financing for new stadiums. In February, the commissioner called Las Vegas a "viable" market during his Cactus League news conference in Phoenix, and said that legalized gambling was not keeping the city from being considered.

"Las Vegas could be a viable market for us," Manfred said. "... I don't think that the presence of legalized gambling in Las Vegas should necessarily disqualify that market as a potential major league city."

Manfred also noted Thursday that Las Vegas could be considered for an expansion franchise, but not until the Athletics and Rays situations were sorted out. "Until the Tampa Bay and Oakland situations are settled," Manfred said. "I cant see talking about expansion."

Las Vegas has gained two major league teams in the last year with the National Hockey League awarding the city an expansion team in the Golden Knights and the Oakland Raiders getting approval to relocate to Southern Nevada.

"Those are two big moves," Manfred said. "We'll be watching that carefully."

The Golden Knights will begin play this fall for the 2017-18 season while the official date the Raiders will arrive in Las Vegas is still undecided. A stadium for the Raiders in Southern Nevada should be completed by the 2020 season, but the team could also relocate sooner if fan support decreases in Oakland and officials believe a sooner move could benefit the franchise...."

UNLV SCHOOL OF MEDICINE



Excerpt from knpr.org
By Joe Schoenmann | February 2017

Nevada lawmakers provided \$27 million two years ago to get the school up and running. Governor Brian Sandoval wants to add another \$53 million to that total. The request is in his current budget.

Most of that money has been used to hire faculty, Atkinson said.

The first 60 students in the school will pay no tuition. That means the total of their more than \$100,000 in debt will be covered by a fundraising effort Atkinson spearheaded.

With big help from the Engelstad Family Foundation -- which is paying tuition for 26 students for each of the next four years -- she raised \$13.5 million in just 60 days in 2015.

Meanwhile, the city of Las Vegas is expecting a big redevelopment spurt in the city's urban core from the medical school. Betsy Fretwell, city manager, said by 2020--just three years from now -- the school will have a \$600 million impact on the economy; will result in more than 4,000 new jobs; and bring in an addition \$30 million in tax revenue.

In 13 years, those numbers are projected to quadruple.

CONVENTION CENTER



Excerpt from reviewjournal.com
By Richard N. Velotta | December 2016

The \$1.4 billion Las Vegas Convention Center expansion and improvement project authorized in a special session of the Nevada Legislature in October took a big step forward Tuesday.

The Las Vegas Convention and Visitors Authority board of directors approved the second phase of the project by unanimously authorizing an eight-month \$1.28 million contract extension with its builder representative, Cordell Corp., to begin the process of designing a 600,000-square-foot exhibit hall.

The first phase involved demolition of the Riviera.

Between the middle of February and the end of March, Cordell officials will meet with convention authority staff, its contracted partners and customers that conduct conventions and trade shows in Las Vegas to solicit ideas for needs in the construction program. Those ideas will be reviewed by the authority board and a seven-member oversight panel appointed by Gov. Brian Sandoval to develop the building design.

Cordell principal Terry Miller said he hopes to bid the design and engineering of the project by August and have a construction process in place by the end of the year, with the groundbreaking of the new hall by early 2018.

Terry Jicinsky, senior vice president of operations, said Cordell would conduct focus groups and interviews and present industry trends and best practices to develop a quality facility.

"We're not looking at using Italian marble and building a 300,000-square-foot ballroom, but we won't be using residential carpet either," Jicinsky said of the quality the authority will work to provide..."

INTERSTATE-11



Excerpt from lasvegassun.com
By Mick Akers | March 2017

Construction of the first 15 miles of Interstate 11, which will link Las Vegas to Phoenix and could eventually stretch from Mexico to Canada, is making progress.

The Nevada Department of Transportation is in charge of the 2.5-mile phase one, while the Regional Transportation Commission is heading the 12.5-mile phase two. Both phases have been under construction since 2015 and are expected to be completed by 2018.

The first phase of the \$318 million Interstate 11 project is about 60 percent complete, according to the Nevada Department of Transportation.

NDOT's phase is projected to make up \$83 million of the project's total cost. "We opted to use concrete pavement due to its longevity, which, federally funded studies show, costs 13 to 28 percent less in the long run than asphalt

" NDOT spokesman Tony Illia said. "It also reduces rutting and potholes, thereby cutting maintenance expenses by up to 75 percent."

The stretch will allow motorists to bypass the main street through Boulder City, alleviating frequent bottlenecks and quickening the drive between Las Vegas and Phoenix.

HAINAN AIRLINES



Excerpt from prnewswire.com
Provided by Hainan Airlines Co | December 2016

The maiden voyage of Hainan Airlines' new non-stop service took off from Beijing and landed at McCarran International Airport in Las Vegas at 11:00 am on December 2, 2016, following a 12-hour journey. The flight, serviced by a Boeing 787 with a Kung Fu Panda motif adorning the plane's cabins, served as the announcement of Hainan Airlines' formal launch of non-stop service between Beijing and Las Vegas. The new service further complements the airline's intercontinental network. Hainan Airlines is the sole Chinese airline providing non-stop service between the two cities.

A brief yet grand welcoming ceremony for the maiden voyage was held by the Las Vegas Convention and Visitors Authority at the arrivals hall in McCarran International Airport, after the plane landed at the airport.

Data from the US government shows that close to 7.3 million Chinese tourists are projected to travel to the US between now and 2021. Since the launch of the Beijing-Seattle service in 2008, Hainan Airlines has continued to expand its flight services to the US. Hainan Airlines' non-stop flight to Las Vegas adds an additional transportation choice for business travelers, international students and tourists traveling between China and the US.

PARADISE PARK



Excerpt from reviewjournal.com
By Todd Prince | January 2017

Wynn Resorts Ltd. hopes to start construction of its Paradise Park before the end of 2017, Chief Executive Office Steve Wynn said Thursday.

"I think we have nailed it down," Wynn told investors and analysts on a call to discuss the company's fourth-quarter results.

"I hope to take the business plan to our board of directors in the second quarter and be in a position to begin work in the fourth quarter," Wynn said of the the proposed 38-acre lagoon surrounded by a convention center and hotel on the Strip.

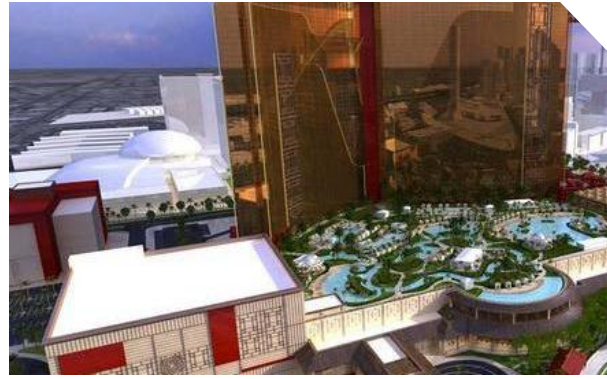
Wynn Resorts' future lies in nongaming attractions, Wynn said. It is those attractions that in turn bring people to the gaming tables.

"We want to take our noncasino revenue to enormously high levels," he said while explaining the project's concept.

Wynn commented after his company reported fourth-quarter net revenue rose 37.3 percent, beating analysts' estimates. Shares surged despite adjusted profits missing estimates as Wynn said business was off to a strong start in China.

Wynn Resort's revenue increased \$353.5 million to \$1.3 billion for the last three months of 2016, the company said in a statement. Wall street analysts expected the company to post revenue of \$1.25 billion, based on Zacks Investment Research data...."

RESORTS WORLD



Excerpt from vegasinc.com
By Jeff Gillan | May 2016

Resorts World Las Vegas will begin full-scale construction sometime in the last three months of this year, an executive affiliated with the \$4 billion project told Nevada gaming regulators today.

Appearing before the Nevada Gaming Control Board almost exactly a year after the project held its ceremonial groundbreaking, Resorts World General Counsel Gerald Gardner said construction would get underway in earnest in the fourth quarter, with site activity starting to ramp up this summer.

Gardner said construction of the Chinese-themed resort should be finished in early 2019. Project officials had previously said it would open in 2018.

Genting Chairman K.T. Lim told board members his company's goal for Resorts World was to complement the Strip's existing resorts while creating a "new and unique" destination. He said he remained "very excited and engaged" with the plans moving forward.

Once building activity is in full swing, Resorts World is expected to create about 5,000 direct construction jobs, Gardner said.

The resort will have about 2,500 full-time employees at opening and aims to attract both Asian and domestic tourists, Gardner said.

Plans for the debut of Resorts World include a hotel tower with more than 3,000 rooms, a 150,000-square-foot casino and other amenities that Gardner said would be the "latest, greatest thing on the Strip..."

HYPERLOOP



Excerpt from vegasinc.com
By Daniel Rothberg | March 2016

If Hyperloop Technologies Inc. has its way, North Las Vegas could become one of the few locations for testing the futuristic transportation platform that propels pods down pneumatic tubes.

With city and state officials working to make that happen, the company is expected to receive tax incentives today worth an estimated \$9.2 million for a full-scale track. The company's new commitment expands upon its initial goal to create a smaller open-air test track at the largely vacant Apex Industrial Park.

The full-scale 2-mile track, to be operational at Apex by the end of 2016, is expected to bring the company's workforce here to more than 100 jobs and give it a permanent presence in Nevada.

Officials see it as a big economic development win. Hyperloop Tech estimates that it will invest more than \$121 million, yet the technology remains untested, and experts are unsure about any company's ability to bring Hyperloop to the market soon.

The Hyperloop idea came from a design floated by Tesla CEO Elon Musk, who has described the levitating pods as a mix between a Concorde supersonic passenger jet, a rail gun and an air hockey table. Los Angeles-based Hyperloop Tech is one of several teams vying to build a working model of the frictionless high-speed pods that can transport people and goods in enclosed tubes.

Hyperloop Tech declined to comment for this story, but in its tax incentive application, an executive wrote that "if selected, Nevada would be poised to compete for future expansions."

"I think it helps solidify Nevada's brand as a place where really innovative technology is taking place and where the future of transportation is happening," said Steve Hill..."



Devin Lee, CCIM

Director Investment | Finance

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Devin Lee, CCIM, became Director of the Northcap Commercial division after a seven-year career with another international real estate firm where he began in 2010 after 12 years in commercial mortgage. He currently specializes in investment sales and financing and has been involved in over \$1 billion in real estate transactions over the course of his career.


Mr. Lee is co-founder and president of Access Commercial Mortgage. He facilitates deals on behalf of property owners and developers nationwide. His responsibilities include oversight in origination, underwriting and placement of financing transactions with major national portfolio lenders, Wall Street conduits, life insurance companies, agency lenders and private lenders. He is also vice president of the Nevada branch for CIII Commercial Mortgage, a national Wall Street direct commercial lender. Mr. Lee earned his Certified Commercial Investment Member designation in 2005 and completed the Commercial Real Estate Program at the LIED School of Real Estate Studies in 2004. He was an active Southern Nevada CCIM chapter board member from 2006 through 2016 as well as served as the Southern Nevada CCIM chapter president in 2008. He was also a board member of Commercial Alliance Las Vegas in 2008. That same year he also became a founding member of the Inter-Capital Group, a strategic alliance of commercial mortgage brokers and bankers nationwide.

Mr. Lee has been a resident of Las Vegas since 1974. He attended Valley High School and graduated Cum Laude from the University of San Diego in 1992, earning his Bachelor of Business Administration in Business Economics. Mr. Lee has been involved with several local charities including the YMCA and Nathan Adelson Hospice. His industry affiliations present and past include: Southern Nevada CCIM Chapter, CCIM Institute, Inter-Capital Group, Commercial Alliance Las Vegas, Commercial Marketing Group, Better Business Bureau, Las Vegas Chamber of Commerce, Mortgage Bankers Association, Nevada Association of Mortgage Professionals, Southern Nevada Multifamily Association and Northern Nevada Multifamily Association.



Robin Willett

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Mr. Willett joined Northcap Commercial in 2016 as a lead investment specialist for the greater Las Vegas market. Prior, Willett and his team worked at an international brokerage firm, with anchored specialty in the local investment industry for over 40 years. There he assisted clients in the acquisition and disposition of over 12,000 apartment units.


Willett began his real estate career in Las Vegas immediately after attending Fort Lewis College in Colorado. As a recognized leader in the industry, he continues to work with a spectrum of institutional firms to local owners offering unparalleled services. His skilled approach to identifying solutions and outlining opportunities gives clients the confidence needed to build consensus between decision makers on every transaction. Since obtaining his real estate license in 2006, he has shown exemplary skills in analyzing, negotiating and executing investment real estate transactions in excess of \$750 million.

In addition to brokerage investment services, Willett enjoys entrepreneurship endeavors and is a passive investor in several small business start-ups as well as local real estate opportunities. He is a CCIM candidate and active in many of its community outreach programs. Willett is also a certified trainer in Neuro Linguistics, an avid auto racing enthusiast and passionate about the well-being of the Las Vegas community.



Jerad Roberts

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Jerad Roberts started in commercial real estate as a financial analyst in 2013 and now joins the Northcap team as an investment specialist. His specialties include financial underwriting, cash flow analysis, day-to-day operations as well as acquisitions and dispositions of investment assets. He has underwritten more than \$600 Million in investment sales in just a few short years.

At the start of his career, Jerad was a financial underwriter for investment properties at NAI Vegas. During that tenure he underwrote more than 5,000 units and over \$200 Million in sales. He is a native of Las Vegas and holds dual bachelor degrees in accountancy and business administration from the University of San Diego.

Currently, Jerad is working toward his Certified Commercial Investment Membership through and looks forward to becoming a future designee. Outside of the office he volunteers with Three Square, does committee work for CCIM and can often be found outdoors fishing or playing sports.



Jason Dittenber

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Jason joined the Northcap Commercial team in 2016 as an investment analyst. He previously held court at a locally based international real estate firm, specializing in investment research, marketing, database management and financial analysis.

Jason is a recent graduate from the University of Nevada Las Vegas, where he earned a Business Administration degree in Real Estate and Urban Economics. His knowledge of the field has continued to rapidly develop through his opportunities to work alongside several industry leaders.

A lifelong resident of Nevada, Jason moved to Las Vegas in 2010 from the Reno/Lake Tahoe area to attend college and eventually start his real estate career. He is an avid sports fan and can be found spectating or participating in various sporting events.



John Tippins

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John Tippins is the founder and Chief Executive Officer of Northcap. He began his real estate career in 2000 as a commercial agent for Insight Holdings, where he quickly achieved success, closing roughly \$200 million in transactions. Following a brief period as President of Mark L. Fine and Associates, a commercial real estate company, John branched out and started his own company, Northcap, in 2006. Between 2000 and 2016 John closed on a total of more than \$1.5 billion in transactions as either a broker or principal, and in 2009 he was named "Top 40 Under 40 by In Business Las Vegas. In 2014 John was named Entrepreneur of the Year by the Commercial Marketing Group. When the commercial sales market disappeared following the credit crisis in August 2008, John had the foresight to expand his business operations into property management and residential condominium sales. Starting in 2009, Northcap entered those lines of business, and since then the company has amassed a list of top-caliber, institutional clients.

John currently serves on the boards of the UNLV College of Business, the Downtown Las Vegas Alliance, 9th Bridge School, One Drop Committee, and the Fremont Street East Entertainment District, in addition to being a member of the UNLV President's Inner Circle, the UNLV Advisory Board, and the steering committee for housing for the City of Las Vegas. He is also an adjunct professor at UNLV. In addition to real estate, John enjoys entrepreneurship in general and is a passive investor in numerous ventures outside of Northcap, including local restaurants and clubs, such as LobsterMe, I Love Burgers, PBR Rock Bar And Grill, Daily Kitchen, Jamba Juice, F. Pagale and The Rockhouse Bar & Nightclub. He is also the owner of RentHub.com, www.resiratings.com and www.hotrentdeals.com.

John graduated from the University of Nevada Las Vegas with a B.A. in Marketing. He is also a graduate of the prestigious Leadership Las Vegas program through the Las Vegas Chamber of Commerce.

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