



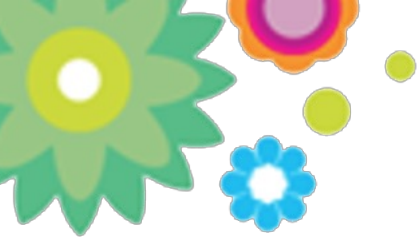
10



THINGS YOU SHOULD KNOW ABOUT

SOUTHERN NEVADA





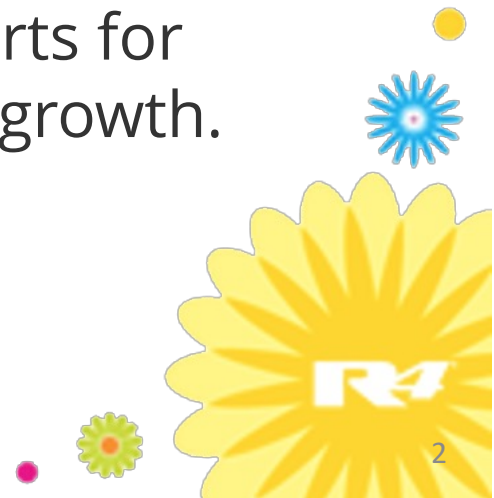
● **Las Vegas Is Known For So Many Things**

One of the top five most-visited cities in America.

The Entertainment Capital of the World.

We have more celeb chefs per capita than anywhere else in the world.

Las Vegas continues to be high on the charts for quality of life, job growth, and population growth.





Greater Las Vegas has...

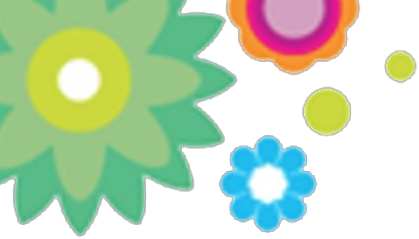
- No Income Tax
- Low Cost of Living
- Affordable Homes
- A Diverse Workforce
- Jaw-dropping Desert Views
- Strip Views





More and more people are calling this vacation destination home all year long. Las Vegas is a great place for anyone to live, work, grow, engage and play.



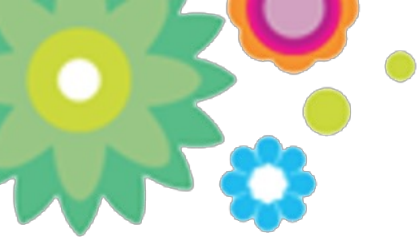


LIVE

2 million + people live in this world-class city. It's cost of living is low, we have the best traffic conditions, and we have a famously radiant and reliable climate.

The food is incredible, growing arts district, and a performing arts theater. So much to do outdoors for recreation.



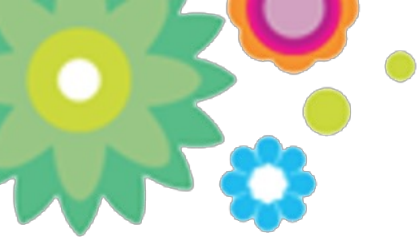


WORK

Southern Nevada is number one in the nation for job creation and population growth. It is the 2nd most-tax-friendly state in the country.

Companies can afford to grow while employees get to relocate to year-round sunshine, constant entertainment and affordable homes and apartments.



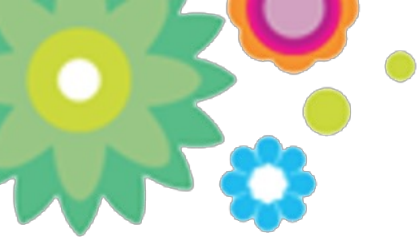


GROW

Las Vegas has business climate that enables companies to expand and invest back into employees.

Business owners enjoy a favorable environment of low taxation and regulation. Employees can enjoy personal growth enabled by affordable homes and low cost of living.



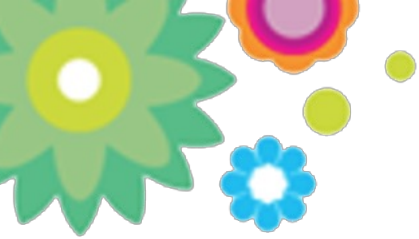


● *ENGAGE*

Las Vegas is a caring community. Greater Las Vegas offers non-profits with opportunities to give back.

Two of the favorite charities are Three Square Food Bank, which leads the largest after-school feeding program in the nation, and Opportunity Village, which services residents with significant intellectual disabilities.





PLAY

It's the Entertainment Capital of the World. We have the NHL Vegas Golden Knights and NFL Raiders.

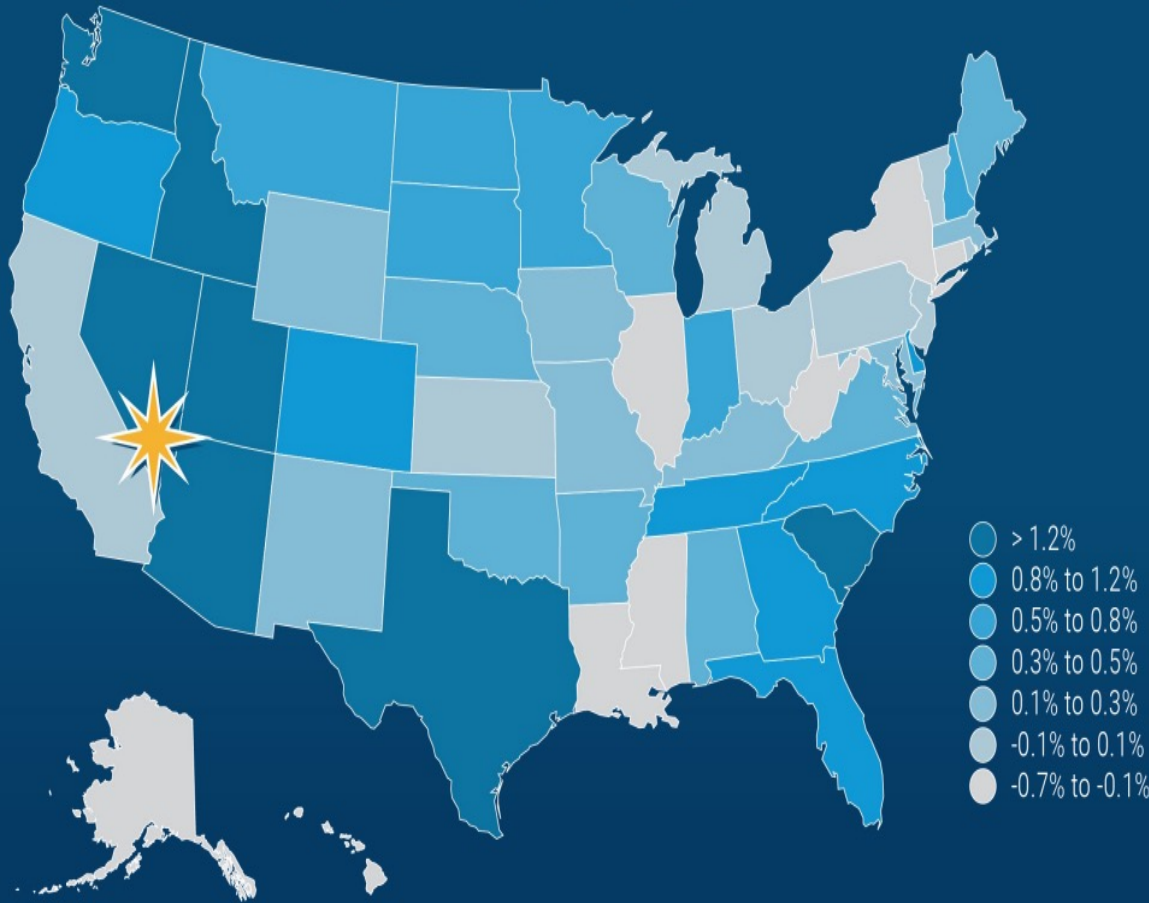
Las Vegas is poised to become the Sports and Entertainment Capital of the World.

Here are 10 things about Southern Nevada that you should know.



01 Southern Nevada is consistently a leader in overall population growth

POPULATION GROWTH



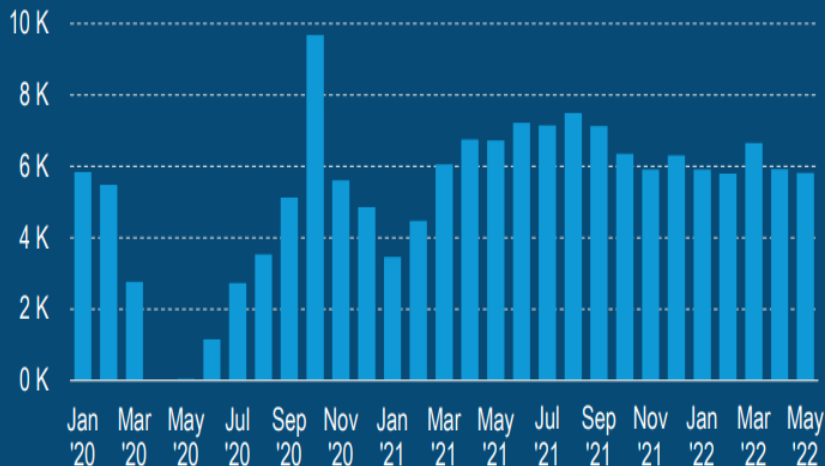
FASTEST GROWING MAJOR U.S. METROS

- 1 AUSTIN, TX 3.0%
- 2 PHOENIX, AZ 2.1%
- 3 LAS VEGAS, NV 1.8%
- 4 CHARLOTTE, NC 1.7%
- 5 DALLAS, TX 1.6%

02 Population growth indicators demonstrate the community remains in high demand



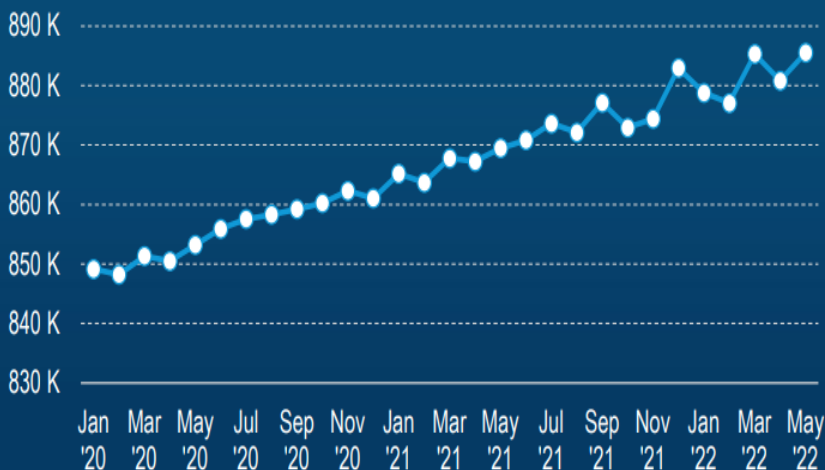
DRIVERS LICENSE SURRENDERS¹



When people move to Southern Nevada, they exchange their out-of-state drivers license for a local license. Note, DMVs in Nevada were closed from mid-March to June of 2020, with limited hours by appointment only starting in June 2020.



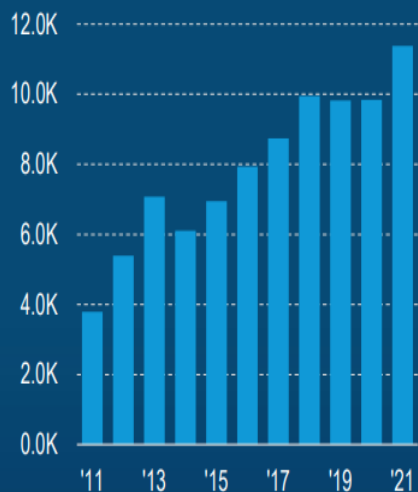
ELECTRIC METER CONNECTIONS²



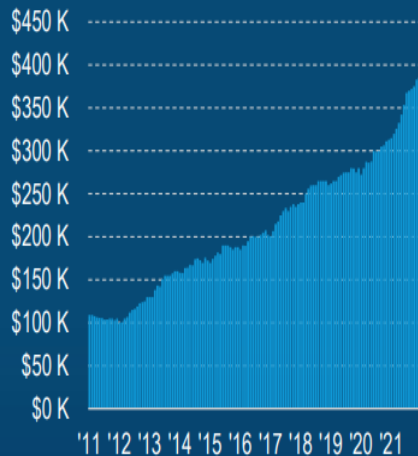
To better understand the number of people migrating to Southern Nevada on a net basis, the number of homes connected to the local power grid provide an indication that the resident base is continuing to expand at historical levels.

03 The housing market generally outperformed nearly every segment of the economy during the past year

NEW HOME SALES¹



RESALE HOME MEDIAN CLOSING PRICE¹



MORTGAGE INTEREST RATE²



EFFECTIVE RESALE INVENTORY¹

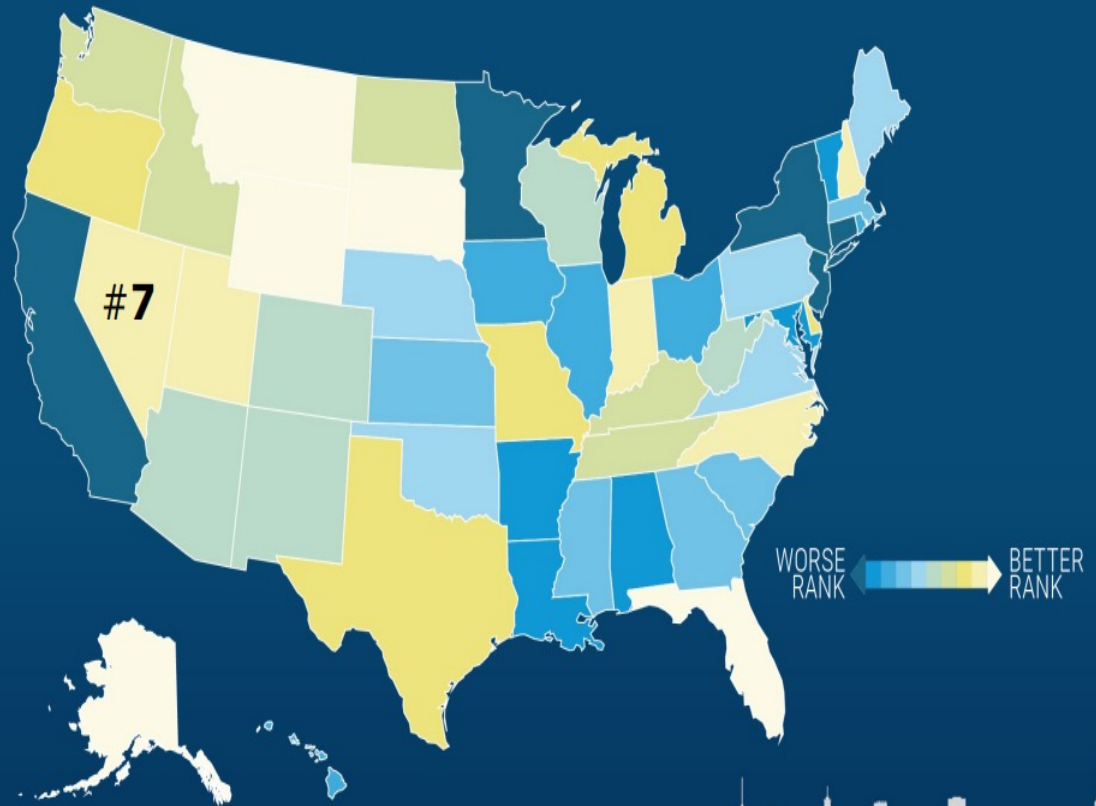


Home sales volumes have remained elevated while pricing has continued to rise. The latest trends have been impacted by the area's attractive attributes, but it is also a function of record-low interest rates and limited resale inventory.

04 The Las Vegas area is a business-friendly and entrepreneurial community for start-ups and businesses



BUSINESS TAX CLIMATE³



Source: ¹Inc.(2020), ²Chief Executive (2021), ³Tax Foundation (2021).

05 State and local funding is supplemented by out-of-state visitors, meaning local businesses and residents pay less



REDUCTION IN TAX BURDEN FOR CLARK COUNTY RESIDENTS DUE TO THE RESORT INDUSTRY

\$1,029

TAX SAVINGS PER
RESIDENT

\$2,849

TAX SAVINGS PER
HOUSEHOLD

06 Southern Nevada's market positioning allows businesses to thrive in the new world economy



#1

STATE WITH THE FASTEST RATE OF JOB GROWTH¹



#1

STATE FOR WOMEN'S EQUALITY²



#1

STATE FOR INFRASTRUCTURE³

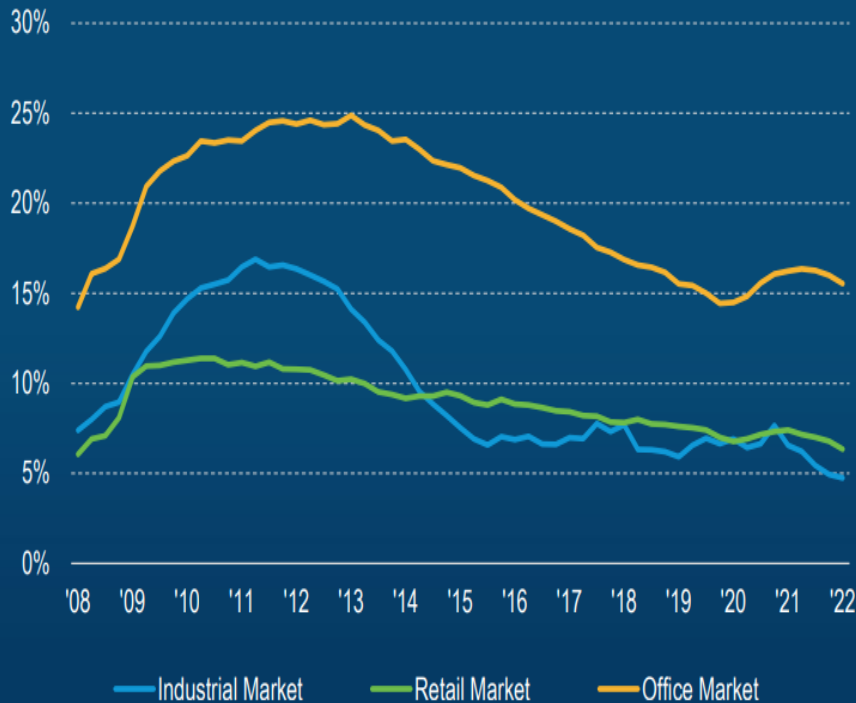


#2

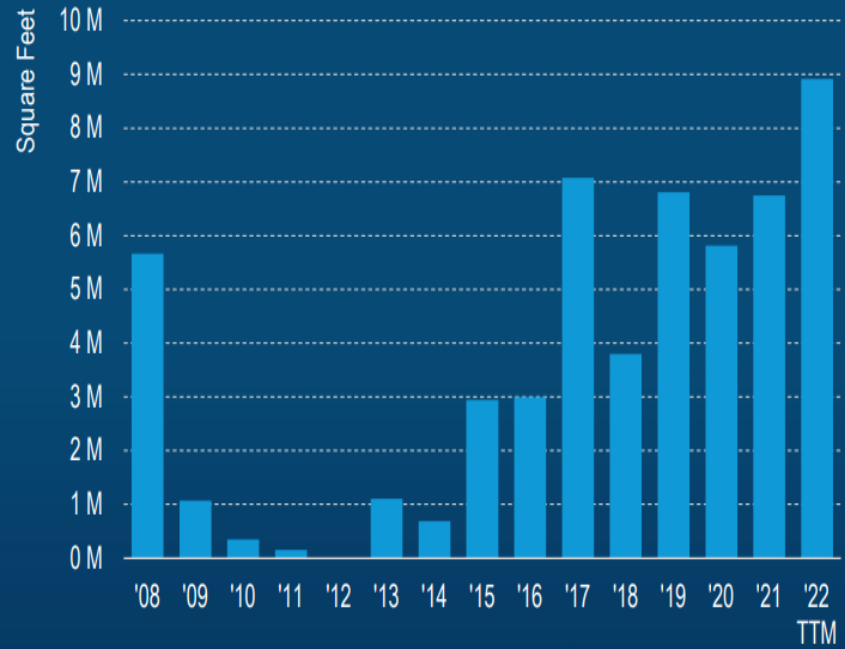
TAX-FRIENDLY STATE FOR MIDDLE-CLASS FAMILIES⁴

07 Commercial real estate in Southern Nevada has remained relatively stable, particularly in the industrial sector

VACANCY RATE



INDUSTRIAL COMPLETIONS



08 Over \$10 billion in major project costs are actively under construction in Southern Nevada

1 Fontainebleau	\$3.1 B
2 MSG Sphere at the Venetian	\$1.9 B
3 Gemini Solar Project	\$1.2 B
4 Durango Casino & Resort	\$750 M
5 Dream Las Vegas	\$550 M
6 Evora	\$500 M
7 UnCommons	\$400 M
8 West Henderson Hospital	\$385 M
9 Haas Automation Manufacturing Plant	\$327 M
10 I-15 Tropicana Project	\$305 M



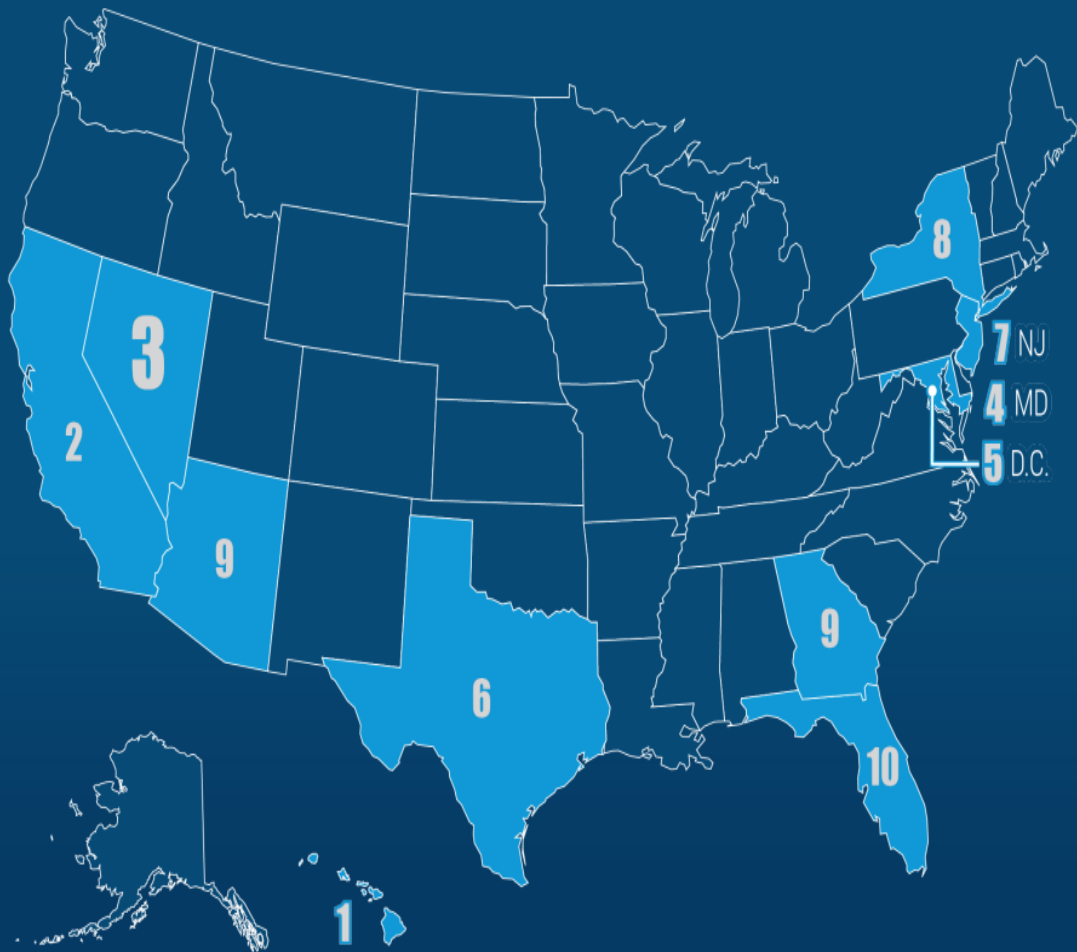
09 Las Vegas is conveniently located from major U.S. cities, providing an ideal hub for logistics and distribution



Location	Miles	Time
LOS ANGELES, CA	265 mi.	3:54
PHOENIX, AZ	300 mi.	4:39
SAN DIEGO, CA	327 mi.	4:46
SALT LAKE CITY, UT	424 mi.	5:50
RENO, NV	452 mi.	6:55
SAN FRANCISCO, CA	562 mi.	8:20
SACRAMENTO, CA	565 mi.	8:14

Location	Miles	Time
SANTA FE, NM	634 mi.	9:08
BOISE, ID	634 mi.	9:31
DENVER, CO	752 mi.	10:45
CHEYENNE, WY	837 mi.	11:52
HELENA, MT	907 mi.	12:31
PORTLAND, OR	982 mi.	15:44
SEATTLE, WA	1,129 mi.	16:52

10 Nevada ranks #3 in the nation for cultural diversity



Cultural diversity is a valuable commodity that can boost economic creativity and prosperity. A diverse workforce can lead to out-of-the-box solutions and innovations.

Sound and Sustainable Water Resource Management



Conservation

Las Vegas uses just 5% of Nevada Water

Southern Nevada Water Authority



Water Reserves

8 Years of Water in Reserve

Southern Nevada Water Authority



Infrastructure

99% all Indoor Water Recycled

Southern Nevada Water Authority

Southern Nevada is a desert climate, meaning water resources are limited and conservation is critical. Luckily, the region is situated next to the nation's largest man-made reservoir, Lake Mead, which provides ample water for the region. The deep-water intake and pumping station will provide water to Las Vegas, even if lake levels continue to decline. That said, it would be difficult to find a community that has been more aggressive relative to conservation during the past 15 years.

Since 2002, Clark County's population has increased by more than 600,000 residents while its consumptive use of water has declined by 28 percent.