



## INVESTMENT HIGHLIGHTS

- Showcase retail property within a luxury residential resort community with a home value average of \$946,061 and custom homes exceeding \$10 million in value
- Unique Mediterranean architecture with courtyards and cobblestone walkways in a waterfront environment
- MonteLago Village is the primary commercial retail center for the Lake Las Vegas community. It is the centerpiece of the development and a gathering place for both residents and tourists.
- Growing residential community with more than 4,200 homes either in place or underway and 10,000 at full buildout
- Amenities include shopping, dining, golf, spas, casino, entertainment, events, festivities, convention meeting space, resort hotels and sailing on the lake
- Carefully casted tenant mix of upscale boutiques and restaurants with 97% occupancy of retail projected by July 2008
- Strongest demographics and highest home values in the Las Vegas Valley
- Regular entertainment on the lake drives additional foot traffic; recent artists include Andrea Bocelli, Chris Isaak, John Legend, Kenny Loggins, and Kenny G
- Shoreline frontage within a 10,000 unit 2,665 acre master planned community featuring the largest privately owned lake in Nevada
- Ritz Carlton & Loews resort hotels and high-end residential provide added clientele for the retail shops
- Non-duplicable site; MonteLago Village is a one-of-a-kind offering with a built in "captive audience" clientele
- Limited land available within this exclusive masterplan surrounded by federally owned land and the lake Mead recreation area
- Short drive to Las Vegas Strip and McCarran International Airport (17 miles)
- 10 miles west of Lake Mead, a one hour drive to Hoover Dam, Mt. Charleston, Red Rock Canyon & Valley of Fire and a four hour drive to Grand Canyon, Zion & Bryce national parks, Flagstaff and Los Angeles