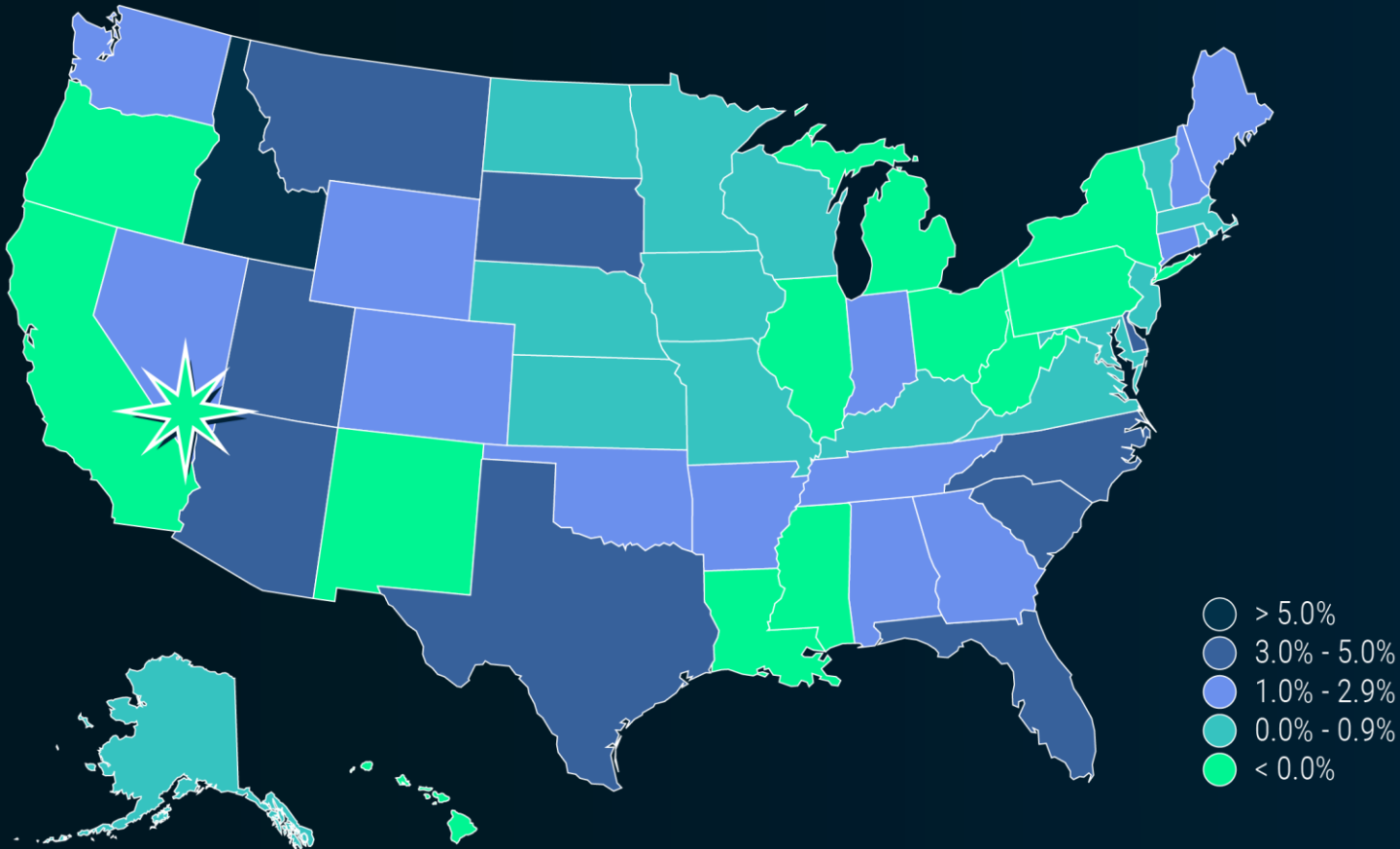


10 Things You Should Know

# ABOUT SOUTHERN NEVADA

# 01 Southern Nevada is consistently one of the fastest growing MSAs in the country

## Population Growth By State



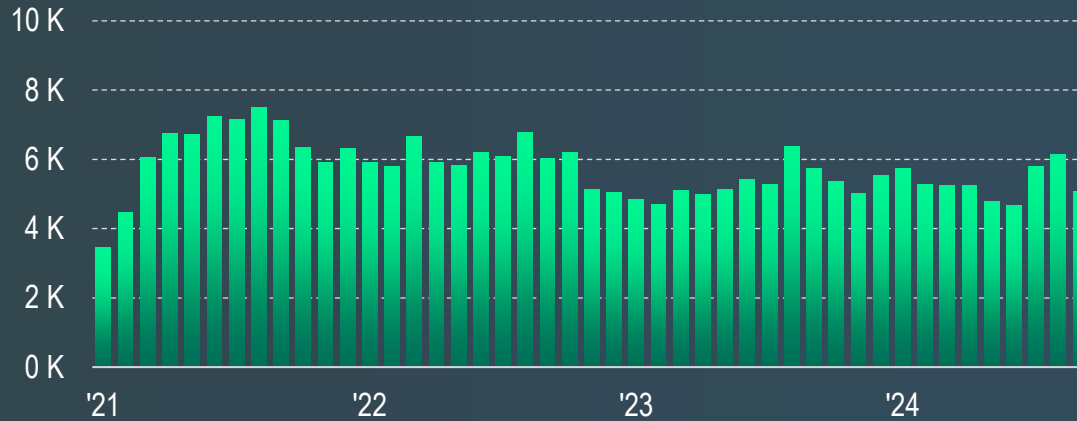
## FASTEST GROWING (2020-2023) Major U.S. Metros

1	Austin, TX	7.5%
2	Dallas, TX	5.7%
3	San Antonio, TX	5.3%
4	Orlando, FL	5.1%
5	Charlotte, NC	5.1%
6	Tampa, FL	4.9%
7	Houston, TX	4.8%
8	Phoenix, AZ	4.0%
9	Atlanta, GA	3.0%
10	<b>Las Vegas, NV</b>	<b>2.7%</b>

# 02 Population growth indicators demonstrate the community remains in high demand



**Drivers License Surrenders<sup>1</sup>**



When people move to Southern Nevada, they exchange their out-of-state drivers license for a local license. This provides an indication of the number of new residents to the area.



**Electric Meter Connections<sup>2</sup>**



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.

Source: <sup>1</sup>Nevada Department of Motor Vehicles. <sup>2</sup>NV Energy.

# 03 The housing market remained relatively stable during the past two years despite rising mortgage interest rates

**New Home Sales<sup>1</sup>**



**Resale Home Median Closing Price<sup>1</sup>**



**Mortgage Interest Rate<sup>2</sup>**



**Effective Resale Inventory<sup>1</sup>**



Home sales volumes have remained elevated while pricing has continued to rise. The latest trends have been impacted by the area's attractive attributes and limited resale inventory.

Source: <sup>1</sup>SalesTraq - Las Vegas Area, <sup>2</sup>Federal Reserve Economic Data- United States. Note: TTM represents the trailing 12 months.

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



**#8**

Nevada Ranking  
for Business  
by CEOs

## NEVADA PROUDLY OFFERS:



No Corporate Income Tax  
No Personal Income Tax  
No Inheritance or Gift Tax  
No Franchise Tax on Income  
No Estate Tax  
No Admission Tax  
No Unitary Tax



Competitive Property  
Tax Rates  
Competitive Sales  
Tax Rates  
Minimal Employer  
Payroll Tax

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



**35%**

Share of state general fund revenues generated by the resort industry

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

**\$1,018**

TAX SAVINGS PER  
**RESIDENT**

**\$2,658**

TAX SAVINGS PER  
**HOUSEHOLD**

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



**#2**

STATE WITH THE FASTEST  
RATE OF JOB GROWTH<sup>1</sup>



**#6**

BEST AIRPORTS IN  
AMERICA<sup>2</sup>



**#2**

CITY FOR  
STARTUPS<sup>3</sup>

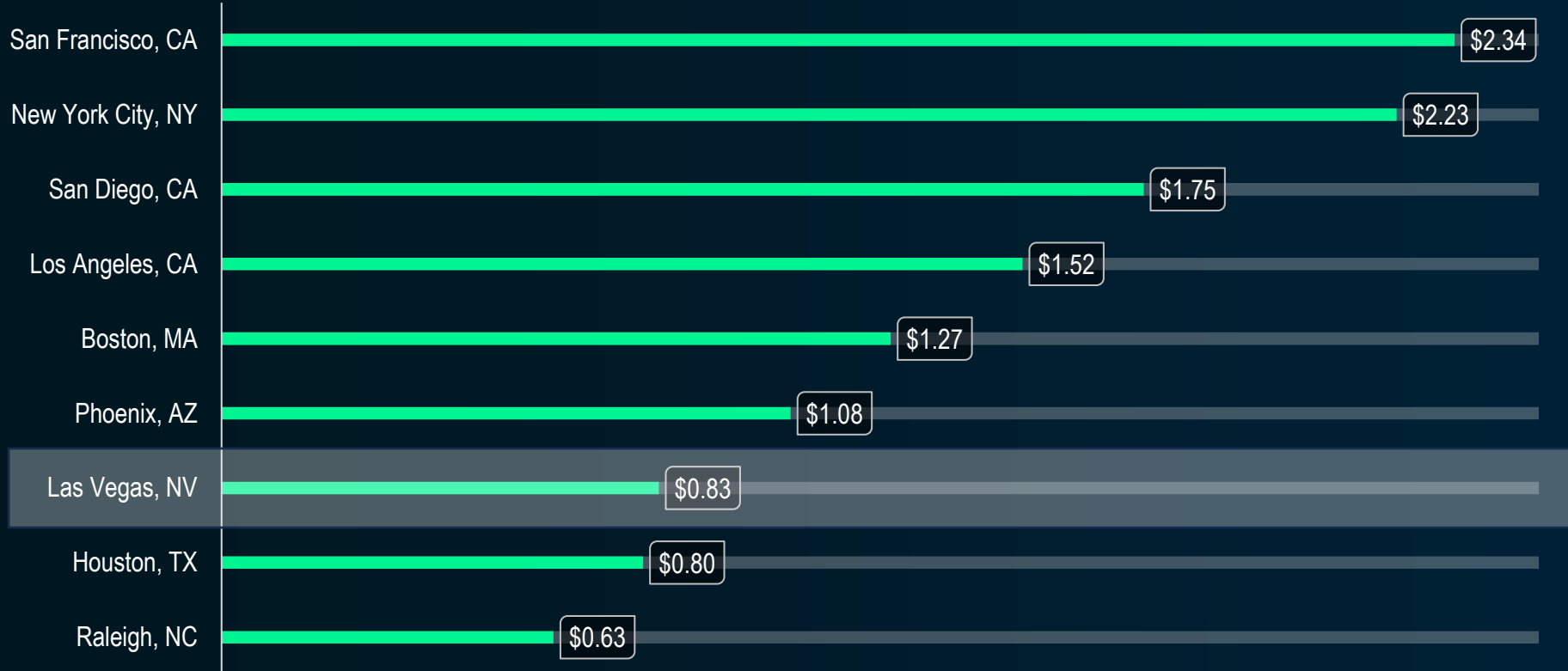


**#1**

TRADE SHOW DESTINATION  
IN AMERICA<sup>4</sup>

# 07 The Las Vegas Valley industrial market offers competitive pricing

## Industrial Market Average Asking Rates (PSF)



**\$0.83**  
Average Asking Rate (PSF)  
*Las Vegas 2023*

Source: CBRE and Applied Analysis. Note: TTM represents the trailing 12 months ending December 2023. Average asking rates are triple net (NNN).



# 08 Over \$8 billion in major project costs are actively under construction in Southern Nevada



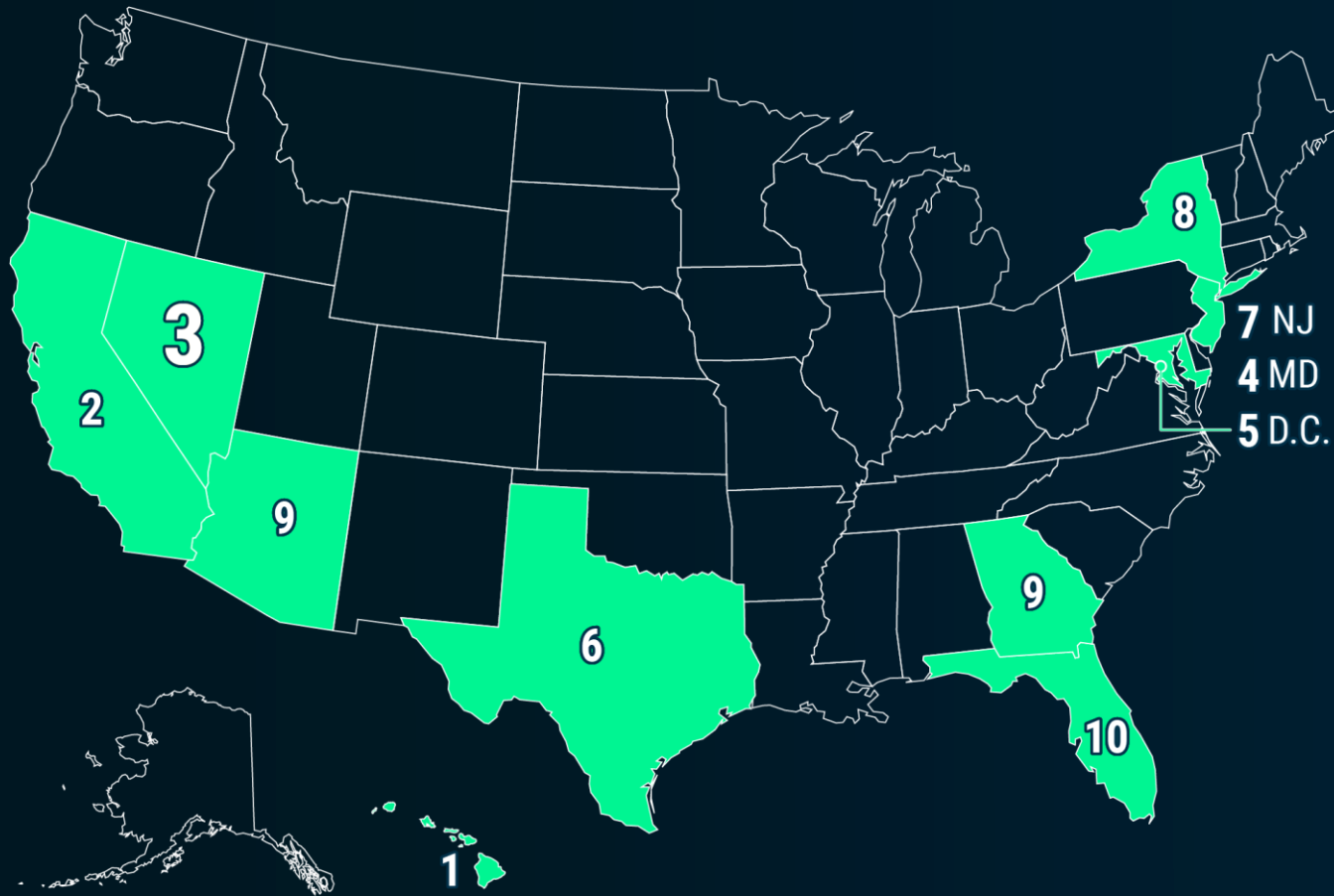
1	Brightline High-Speed Rail	\$3.0 B
2	Venetian Renovations	\$1.5 B
3	Las Vegas Convention Center Halls Renovation	\$600 M
4	Evora	\$500 M
5	UnCommons	\$400 M
6	Haas Automation Manufacturing Plant	\$400 M
7	Maryland Parkway Bus Rapid Transit Line	\$378 M
8	Rio All-Suite Hotel & Casino/Hyatt Regency Renovations	\$350 M
9	I-15 Tropicana Project	\$305 M
10	M Resort Expansion	\$206 M

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



Location	Miles	Time	Location	Miles	Time
Los Angeles, CA	270 mi.	4:13	Santa Fe, NM	637 mi.	8:53
Phoenix, AZ	300 mi.	4:47	Boise, ID	624 mi.	9:26
San Diego, CA	331 mi.	5:09	Denver, CO	749 mi.	10:36
Salt Lake City, UT	424 mi.	5:45	Cheyenne, WY	833 mi.	11:59
Reno, NV	427 mi.	6:48	Helena, MT	902 mi.	12:43
San Francisco, CA	568 mi.	8:38	Portland, OR	970 mi.	15:34
Sacramento, CA	562 mi.	8:36	Seattle, WA	1,114 mi.	17:09

# 10 Nevada ranks #3 in the nation for cultural diversity



## 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.