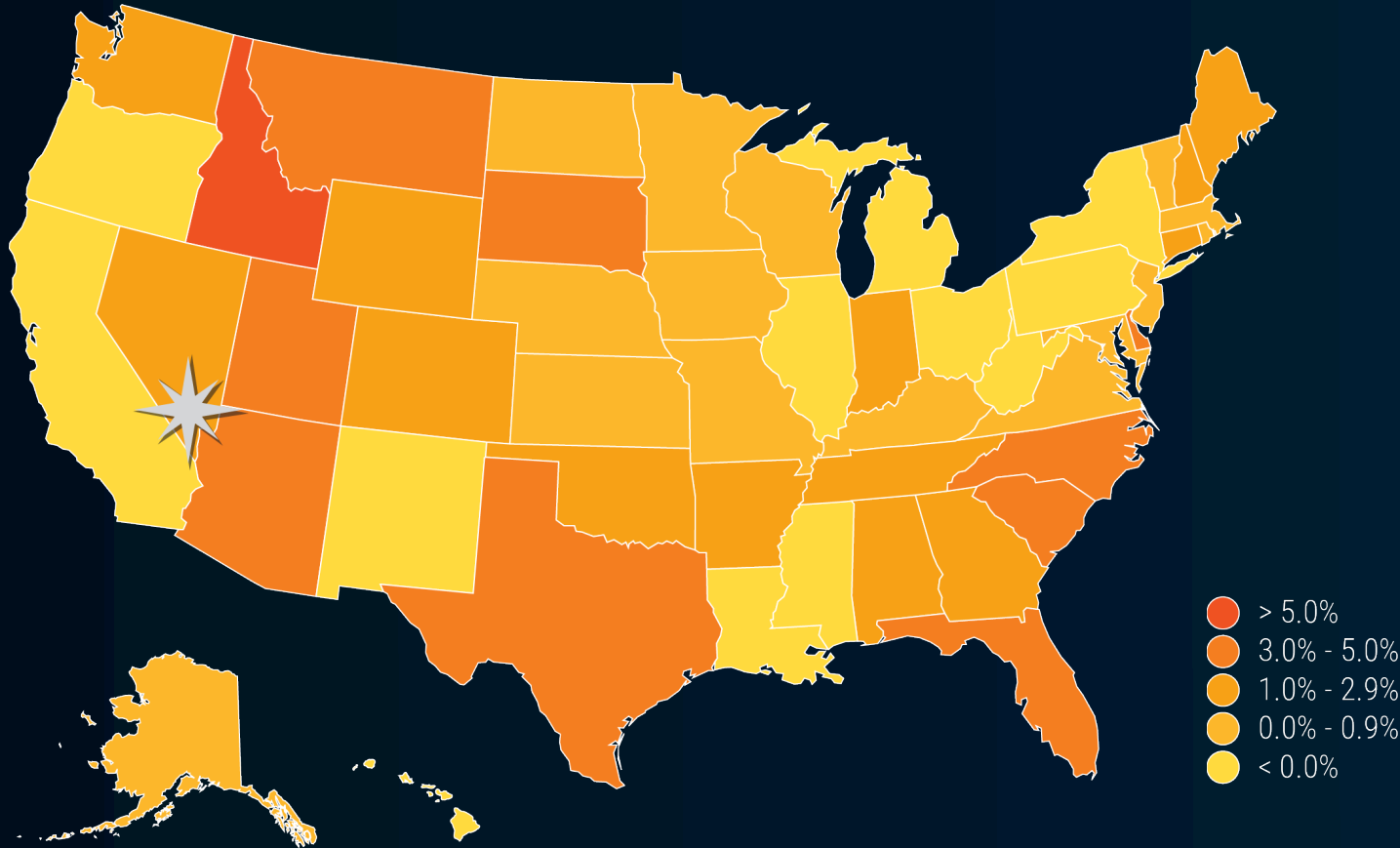


**10 Things You Should Know**

**ABOUT  
SOUTHERN  
NEVADA**

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

## Population Growth By State



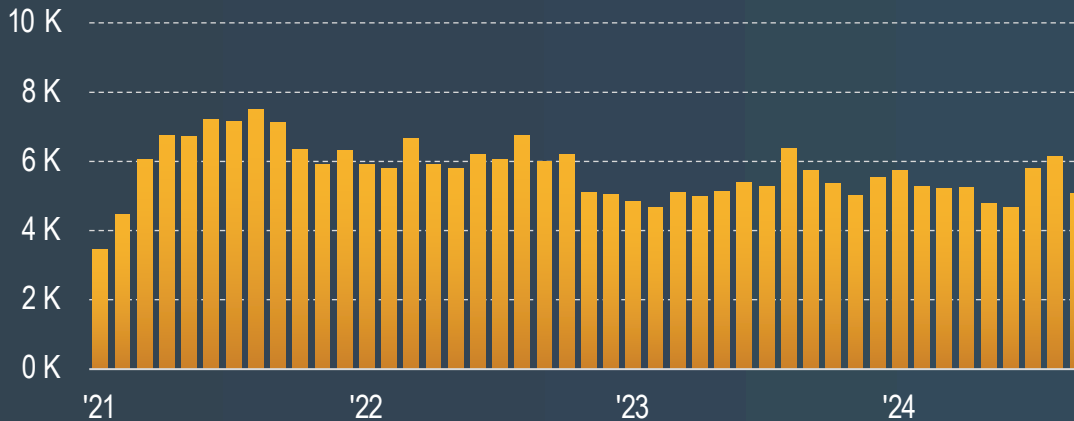
## FASTEST GROWING (2020-2023) Major U.S. Metros

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%
<b>10</b>	<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>**

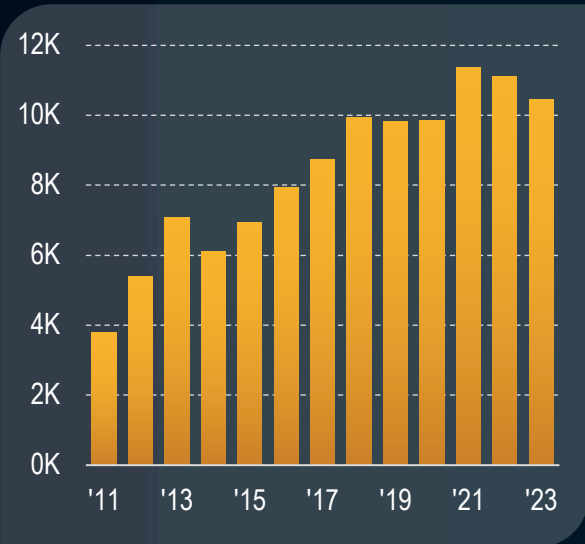


To better understand the number of people migrating to Southern Nevada on a net basis, the number of homes connected to the local power grid provide an indication that the resident base is continuing to expand at historical levels.

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

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

**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, but it is also a function of record-low interest rates 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 Ranks  
State 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>

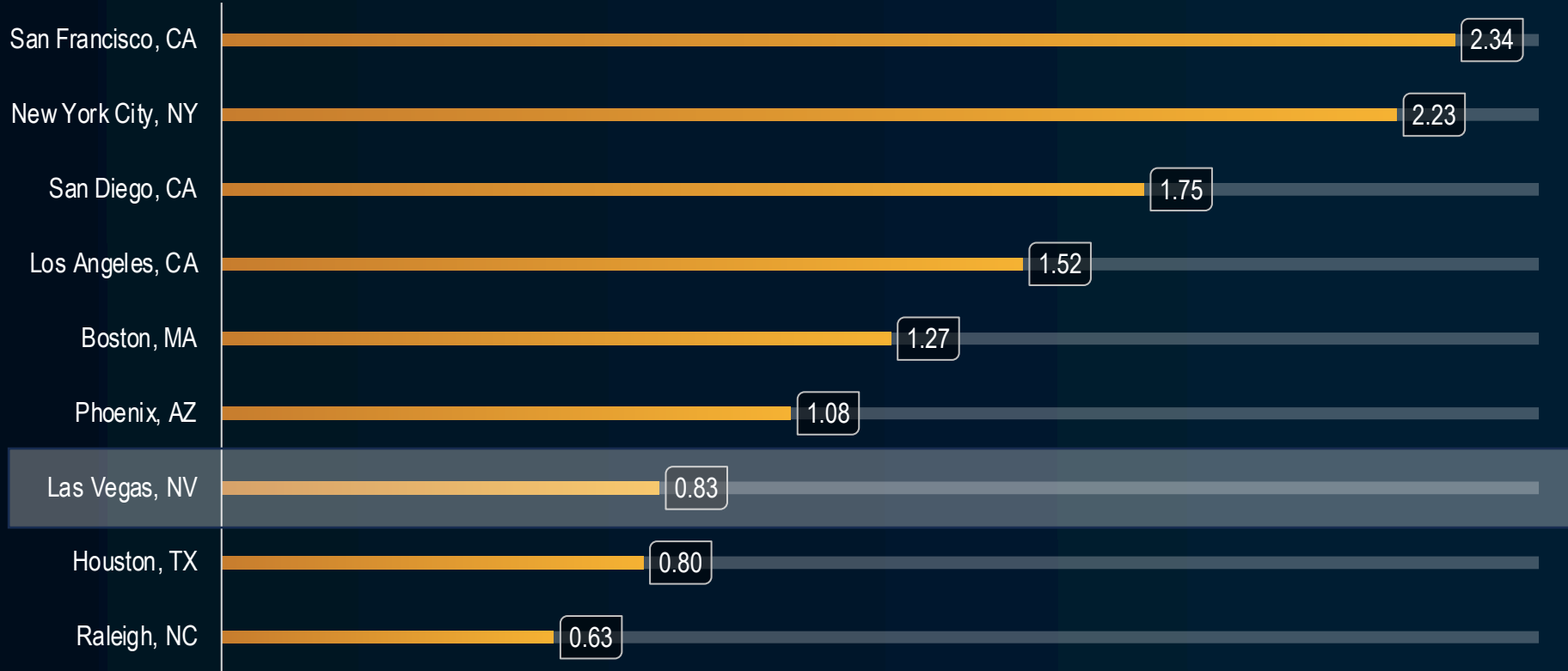


**#1**

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

# 07 The Las Vegas Valley offers 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



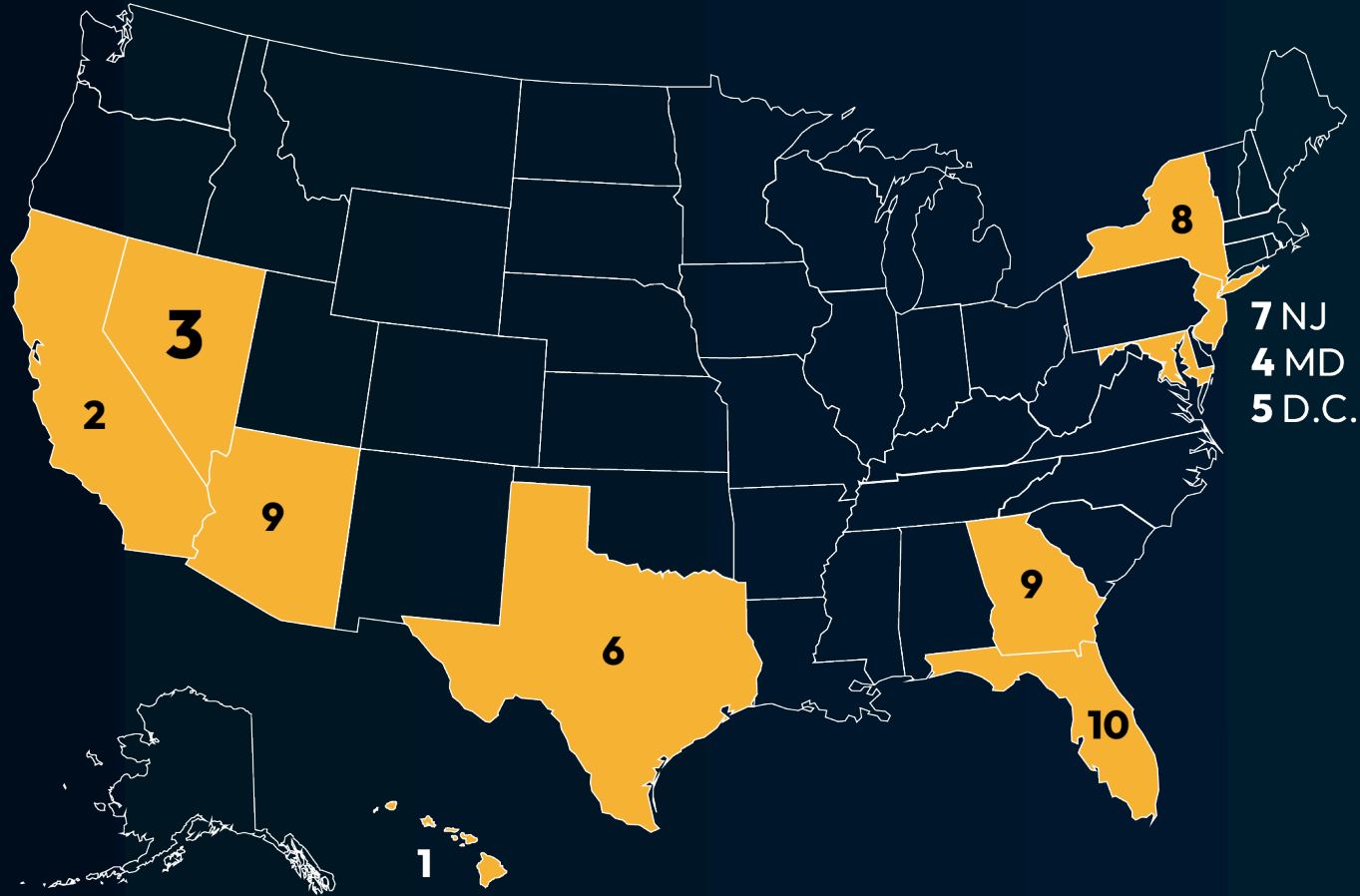
1	Brightline High-Speed Rail	<b>\$3.0 B</b>
2	Venetian Renovations	<b>\$1.5 B</b>
3	Las Vegas Convention Center Halls Renovation	<b>\$600 M</b>
4	Evora	<b>\$500 M</b>
5	UnCommons	<b>\$400 M</b>
6	Haas Automation Manufacturing Plant	<b>\$400 M</b>
7	Maryland Parkway Bus Rapid Transit Line	<b>\$378 M</b>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

# 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.