



870 Sierra Vista

PERFECT LAND HOLD

RICHARD CRIGHTON
CHRIS BROWN

ROTHWELL GORNT COMPANIES

SIERRA VISTA LAND PARCEL

**Last Remaining Parcel
not purchased
by Sands Convention Center**



**ROTHWELL GORNT
COMPANIES**

**RICHARD CRIGHTON - (702) 768.5755
CHRIS BROWN - (702) 445.1330**

SIERRA VISTA LAND PARCEL

Last Remaining Hold Out of Convention Expansion Area

**Priced for quick sale, LESS THAN \$444,000 based on
dollar per square foot comparables**

Fantastic Location Behind Sands Convention Center



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SIERRA VISTA LAND PARCEL DESCRIPTION

HIGHLIGHTS:

Sale Price: \$4,000,000.00

List Price/Per sq ft: \$120.83

Parcel Size: 0.76

APN: 162-15-501-021

162-15-501-022

162-15-501-023

870 Sierra Vista

PRIME Location directly behind Sands Convention Center

This is the absolute last hold out in the area not purchased by the Convention Center

Property Overview:

This property is ideally located in a highly sought after area in the Sands Convention Center Expansion Area. Not only is this land in the Sands Convention Zone Expansion area, it is also directly next to Steve Wynn's current expansion at his existing casino / hotel as well as across from his new project and the Fashion Show Mall. This is literally one of the most prime parcels in the most exciting City in the World.

Do not miss this opportunity to control a major parcel of land priced over \$400,000 less than comparables.



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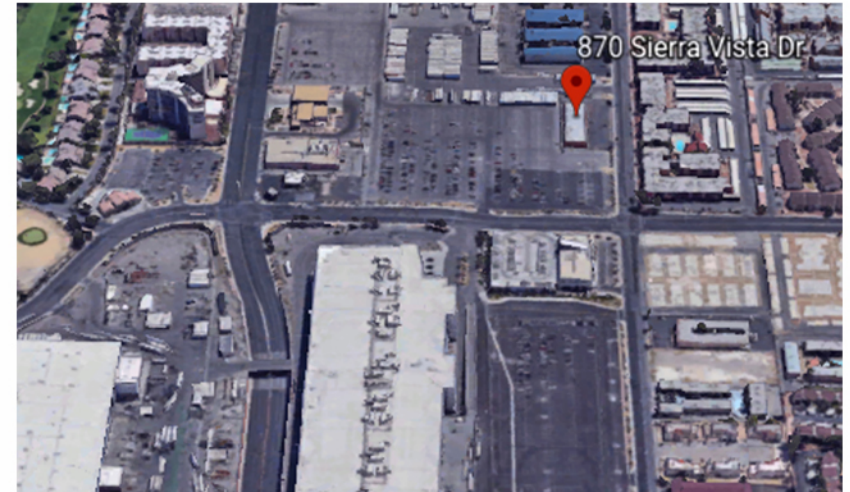
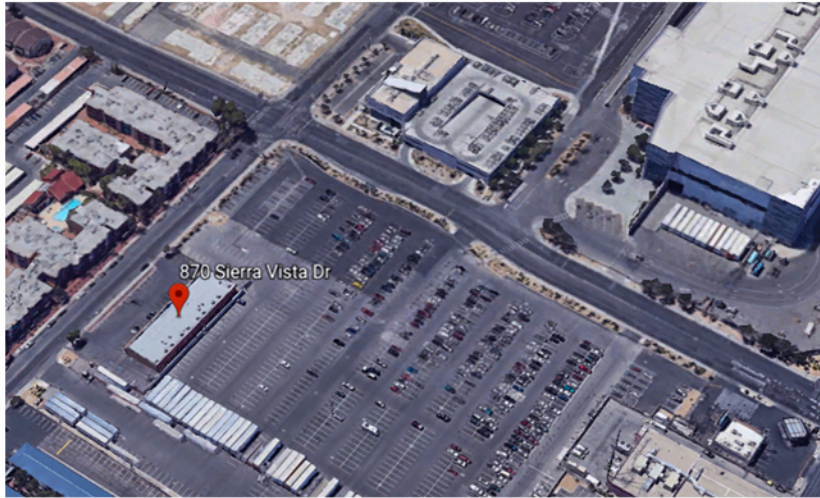
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PHOTOGRAPHY

PHOTOS

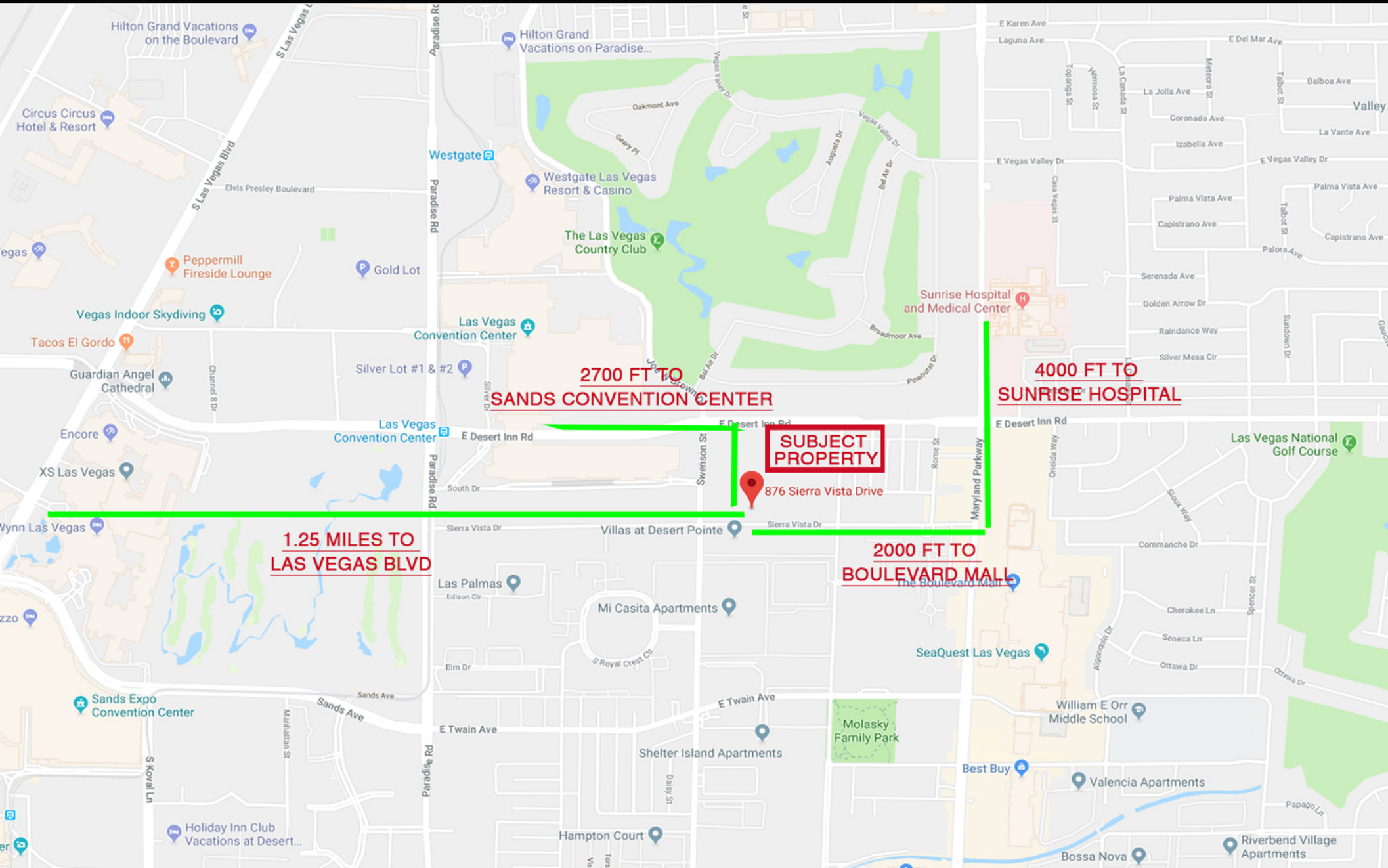
SIERRA VISTA LAND PARCEL PHOTOS



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SIERRA VISTA LAND PARCEL MAP



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COMPARABLES



COMPARABLES

Subject Property

870 Sierra Vista Dr, Las Vegas, NV 89169.



Sale Price \$4,000,000

Price/per Sq ft \$120.83

Parcel Size 0.76 acres

Property Type Land

Proposed Use Hold for Development

454 Sierra Vista Dr. Las Vegas, NV 89169



Sale Price \$10,870,000

Sale Date 2/28/2006

Price/per Sq ft \$162.04

Parcel Size 1.54 acres

Units 76

Property Type Land

Proposed Use Multi-Family

PROJECT
COMPLETED



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COMPARABLES

486 Sierra Vista Dr. Las Vegas, NV 89169



Sale Price	\$7,100,000
Sale Date	10/12/2005
Price/per Sq ft	\$114.78
Parcel Size	1.42 acres
Property Type	Land
Property Use	Hold for Development

500-650 Sierra Vista Dr. Las Vegas, NV 89169



Sale Price	21,000,000
Sale Date	12/9/2013
Price/per Sq ft	\$198.87
Parcel Size	2.42 acres
Units	240
Property Type	Land
Propsed Use	Mutli-Family

PROJECT
COMPLETED



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COMPARABLES

560 Sierra Vista Dr Las Vegas, NV 89169



Sale Price	\$6,000,000
Sale Date	12/30/2004
Price/per Sq ft	\$72.12
Parcel Size	1.91 acres
Property Type	Land
Proposed Use	Apartment Units - Condo

PROJECT
COMPLETED

750 Sierra Vista Dr. Las Vegas, NV 89169



Sale Price	\$10,150,000
Sale Date	1/12/2006
Price/per Sq ft	\$109.40
Parcel Size	2.13 acres
Property Type	Land
Proposed Use	Police / Fire Station

PROJECT
COMPLETED



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NEWS

LAS VEGAS ECONOMIC GROWTH

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PT's Pubs to buy Stratosphere



Golden Entertainment is reaching new heights with its latest acquisition. The operators of the PT's Pubs tavern chain popular in Southern Nevada is acquiring the company that owns four casinos, including Stratosphere, for \$850 million.

The cash and stock deal with American Casino & Entertainment Properties also includes two Arizona Charlie's properties in Las Vegas and the Aquarius in Laughlin.

When the deal closes, Golden will operate more than 15,800 slot machines, 114 table games and more than 5,100 hotel rooms across eight casino properties and almost 1,000 distributed gaming locations, including the largest branded tavern portfolio in Nevada.

Las Vegas Raiders Stadium



The Raiders are building a 65,000-seat, \$1.8 billion indoor stadium at Interstate 15 and Russell Road using \$750 million of public money authorized by the Nevada Legislature.

"When we lose some of the stigma associated with the original idea and shock that we would be the exclusive brand associated with gaming, when gaming becomes ubiquitous and Las Vegas becomes just another town with a hockey franchise and a football franchise, one of the benefits we're going to have is that one of the best sectors that we're really gaining ground in is business services," Lang said

LAS Vegas hotel projects



Marriott International's plan to open two luxury hotels at Las Vegas' long-stalled Fontainebleau site could finally provide crucial energy for a stretch of the Strip's north end that has been largely dormant for the better part of a decade.

Quiet since 2009 because of recession-era construction delays, the project is slated to open in 2020 as the Drew Las Vegas, a 4,000-room integrated resort that will include a JW Marriott and a hotel under Marriott's Edition brand, as well as a third eponymous hotel, the Drew, which will be overseen in part by ex-Cosmopolitan Las Vegas CEO John Unwin.

In addition to a casino, restaurants and nightclubs, the Drew will offer more than 500,000 square feet of convention and meeting space.



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