



Hotel Redevelopment Project
Las Vegas, Nevada





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A Nevada Regional Economic
Development Center
EB-5 Project



www.eb5nv.com

The Nevada Regional Economic Development Center is your premier regional center located in Las Vegas, Nevada, led by a successful and experienced management team. NREDC will provide qualified foreign nationals with a reasonable, safe, and secure investment vehicle. Our investment strategy is focused on meeting the requirements set forth by the United States Citizenship and Immigrations Services (USCIS), for Immigrant Investor Visas; at the same time, investing the capital to create jobs within the scope of our federally designated regional center.

The EB-5 Program, previously known as the immigrant investor visa program, was established by the United States Congress, in 1990, to stimulate the US economy and provide economic growth. The EB-5 Program provides the opportunity for foreign nationals to invest capital in a US commercial enterprise or viable business, to benefit the economy and create jobs for the American people. This is an attractive investment for immigrants who seek the opportunity to live, work and enter the United States permanently. An EB-5 applicant will receive a visa for himself or herself, spouse and children under the age of 21.





W elcome to Las Vegas, Nevada, one of the World's top tourist destinations and the most vibrant gaming meccas in the United States. Known as the Entertainment Capital of the world, Las Vegas draws over 40 million visitors annually. It is one of the fastest growing metropolitan areas in the United States for the last four decades, with a population of nearly 2.15 million people.



Local Attractions:

- Las Vegas Strip
- Lake Las Vegas
- Lake Mead
- Hoover Dam
- Red Rock Canyon
- Valley of Fire
- Lake Tahoe
- Mt. Charleston

Regional Attractions within 6 hours:

CALIFORNIA

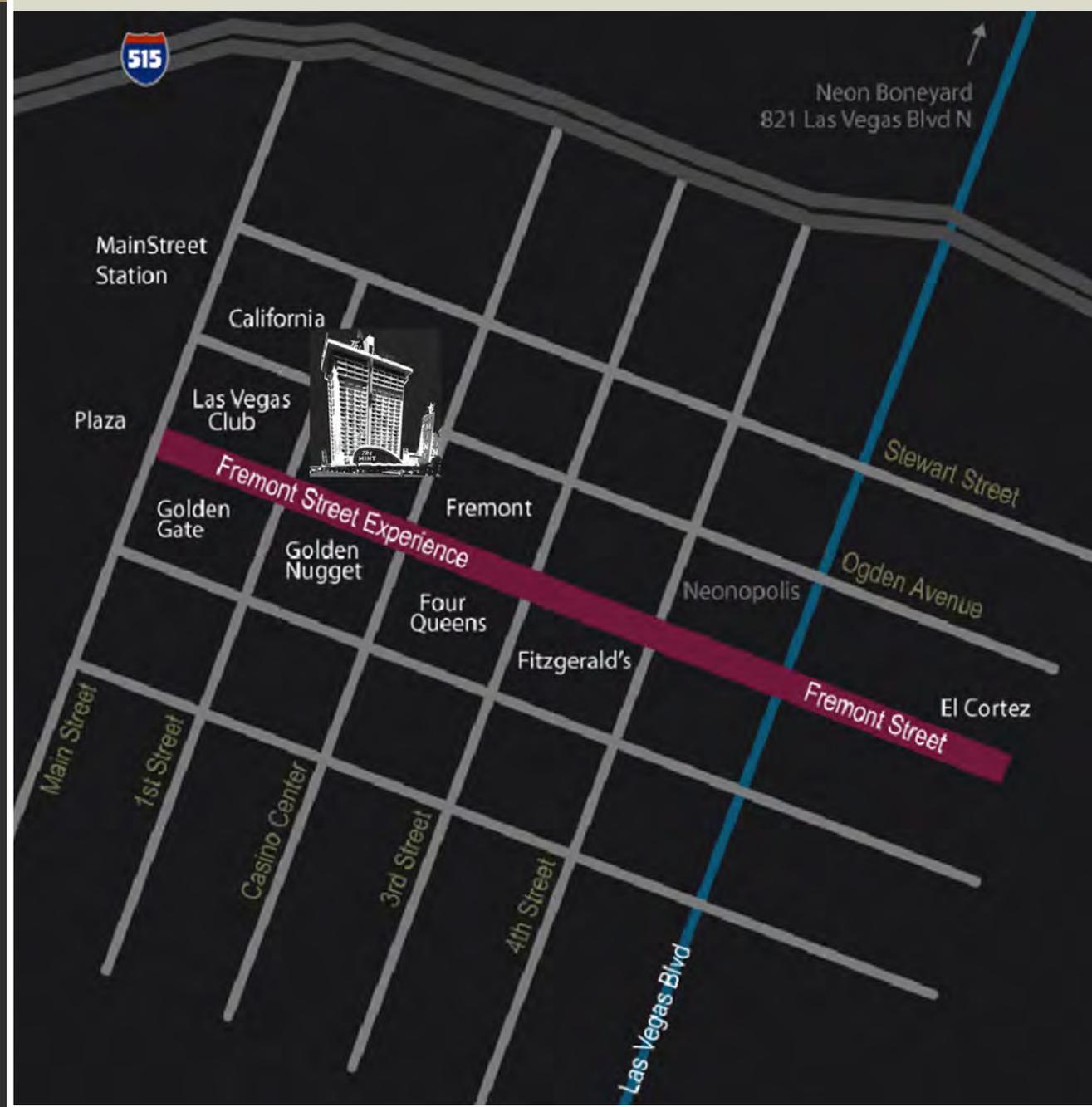
- Los Angeles
- Palm Springs
- San Diego
- Santa Barbara
- Malibu
- Yosemite
- Death Valley
- Joshua Tree

UTAH

- Zion National Park
- Bryce Canyon
- Brianhead
- St. George Utah

ARIZONA

- Grand Canyon
- Lake Havasu
- Phoenix
- Sedona



The well-known Binion's Hotel, adjacent to the world-famous Binion's Gambling Hall & Casino, is on the cusp of an exciting renovation. Since 2010, the Downtown Las Vegas area has seen an infusion of investment dollars like never before, and the new landscape and vibrancy of the area is loud and clear. The hotel will operate under the successful "Binions" brand name within the portfolio of

the highly-respected TLC Casino Enterprises Inc. Using a combination of bank debt, EB-5 investor visa equity, and developer contribution, the project will have a total of \$48 million in investment funds. From this project, 863 jobs will be created by the

new economic activity in the surrounding area. The property is located in an area which has been designated as a "TEA" ("Targeted Employment Area") or "High Unemployment Area," perfect for an EB-5 project.

FREMONT STREET

In 1905, Fremont Street is where Las Vegas first began, in the heart and soul of Downtown. Fremont Street provides live entertainment with a Viva Vision canopy light show, stretching 90 feet above the ground and spans 1,500 feet (estimated length of five football fields). The screen contains 12.5 million LED lamps, computer generated animation images, all synchronized to a 550,000 watt sound system and 208 speakers.

For the ultimate thrill ride the SlotZilla zip line tours, offers a flying experience like no other. Fremont Street is a unique destination with three concert states, live venues, famous hotels, world class dining and entertainment.

BINION'S HISTORY

Binion's Hotel Casino has been making Las Vegas history since 1951 when Texas gambler, Benny Binion, bought the property at 128 Fremont Street. Benny was passionate about giving players excitement, good odds and friendly service. The property grew in both size and scope and now covers an entire block of Fremont Street. Benny Binion was a true innovator who understood the wants and needs of the downtown Las Vegas visitors. Binion's Hotel Casino continues to be a key destination for the traditional gamblers, the loyal followers and the new millennial players.







BINION'S HOTEL REDEVELOPMENT

Hotel Renovation Development consist of the renovation of the historic Binion's hotel with 365 room and estimated renovation of 258,813 of square feet. This will include the renovation of historic restaurants, rooftop pool and bar area, lobby area and the additions of a nightclub, spa and salon and gym amenities. Binion's redevelopment will focus on strategic plans meeting the needs of our top devoted customers while anticipating and providing future growth through tourism in the downtown area.

LOCATION

The site is located in Downtown Las Vegas at the city block of Fremont Street. The property is adjacent to the the well-known pedestrian corridor, the "Fremont Street Experience", with access from all enclosing streets. The signature attraction of the Fremont Street Experience is the \$17 million state-of-the-art Viva Vision light canopy suspended 90 feet above. Frequently hosted special events and live entertainment drive significant walk traffic to Downtown. The Downtown Las Vegas area, on the whole, includes 14 casino operators within a 2.5 mile radius.

WELCOME TO THE NEW BINION'S

Find yourself in a place where Las Vegas style and excitement coexist with serenity and harmony. Where breathtaking architecture and innovation are found at every turn and beauty, comfort and luxury come alive with purpose never seen before. Binion's Hotel Casino and Resort will deliver thrilling gaming experiences, luxurious guest-room accommodations, extraordinary conventions facilities, exceptional dining, stimulating entertainment and refreshing pool and spa services designed to meet your every desire.





OUR NEW LOBBY

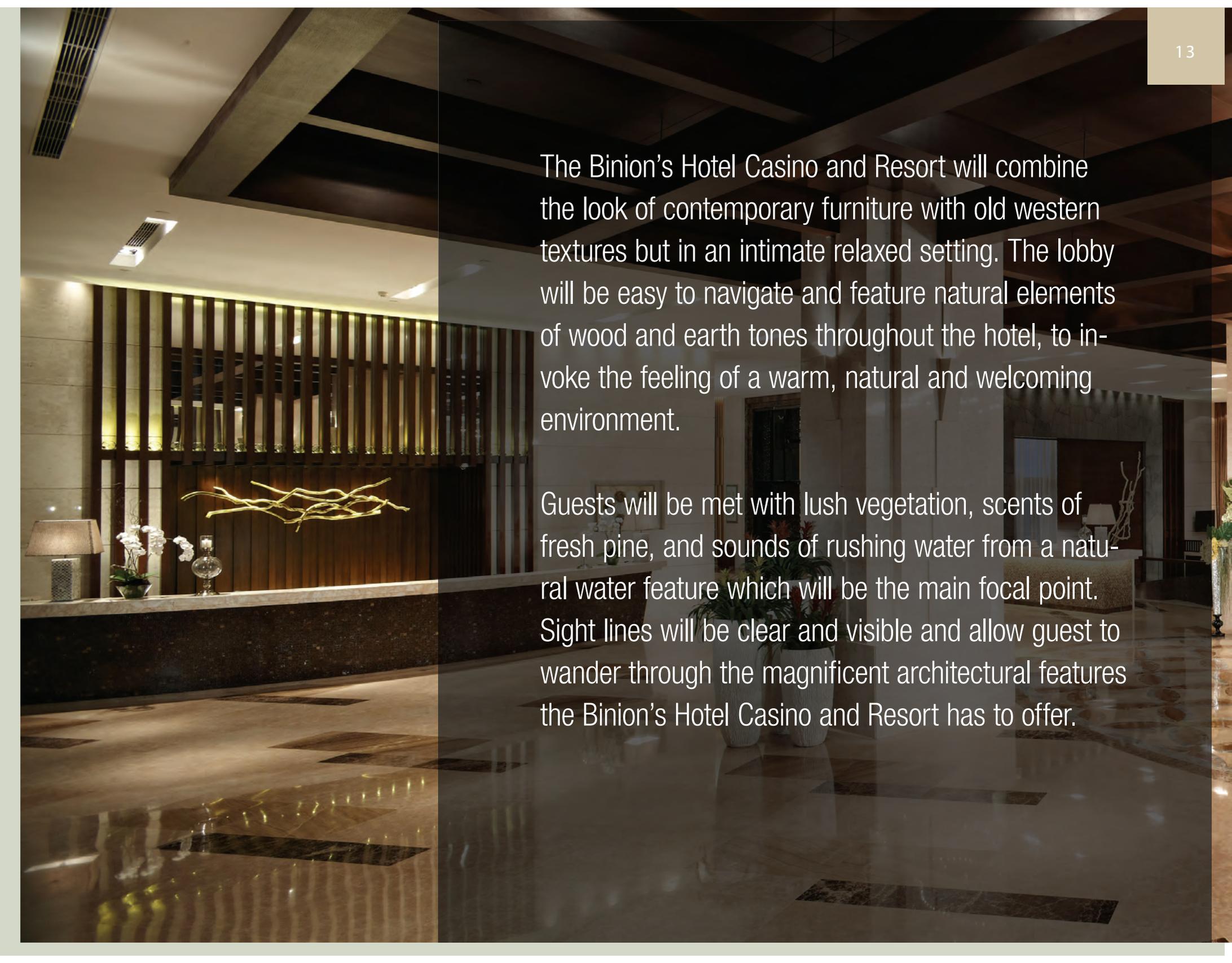
BINION'S HOTEL CASINO & RESORT

Find yourself in a place where Las Vegas style and excitement coexist with serenity and harmony.



“Experience our new hotel lobby and amenities including our new coffee bar and lounge.”



The image shows a modern hotel lobby with a reception desk. The desk is dark with a light-colored countertop. On the desk, there is a lamp, a vase of white flowers, and a decorative branch. The background features a wall with vertical wooden slats and a large window. The floor is polished and reflects the lights. The overall atmosphere is warm and contemporary.

The Binion's Hotel Casino and Resort will combine the look of contemporary furniture with old western textures but in an intimate relaxed setting. The lobby will be easy to navigate and feature natural elements of wood and earth tones throughout the hotel, to invoke the feeling of a warm, natural and welcoming environment.

Guests will be met with lush vegetation, scents of fresh pine, and sounds of rushing water from a natural water feature which will be the main focal point. Sight lines will be clear and visible and allow guest to wander through the magnificent architectural features the Binion's Hotel Casino and Resort has to offer.

Dining





Binion's has assembled a remarkable collection of world class restaurants that will cater to any of your culinary desires. From specialty cuisine to casual dining, Binion's will provide distinctive food and beverage options during your stay with us.



TASTE OF B

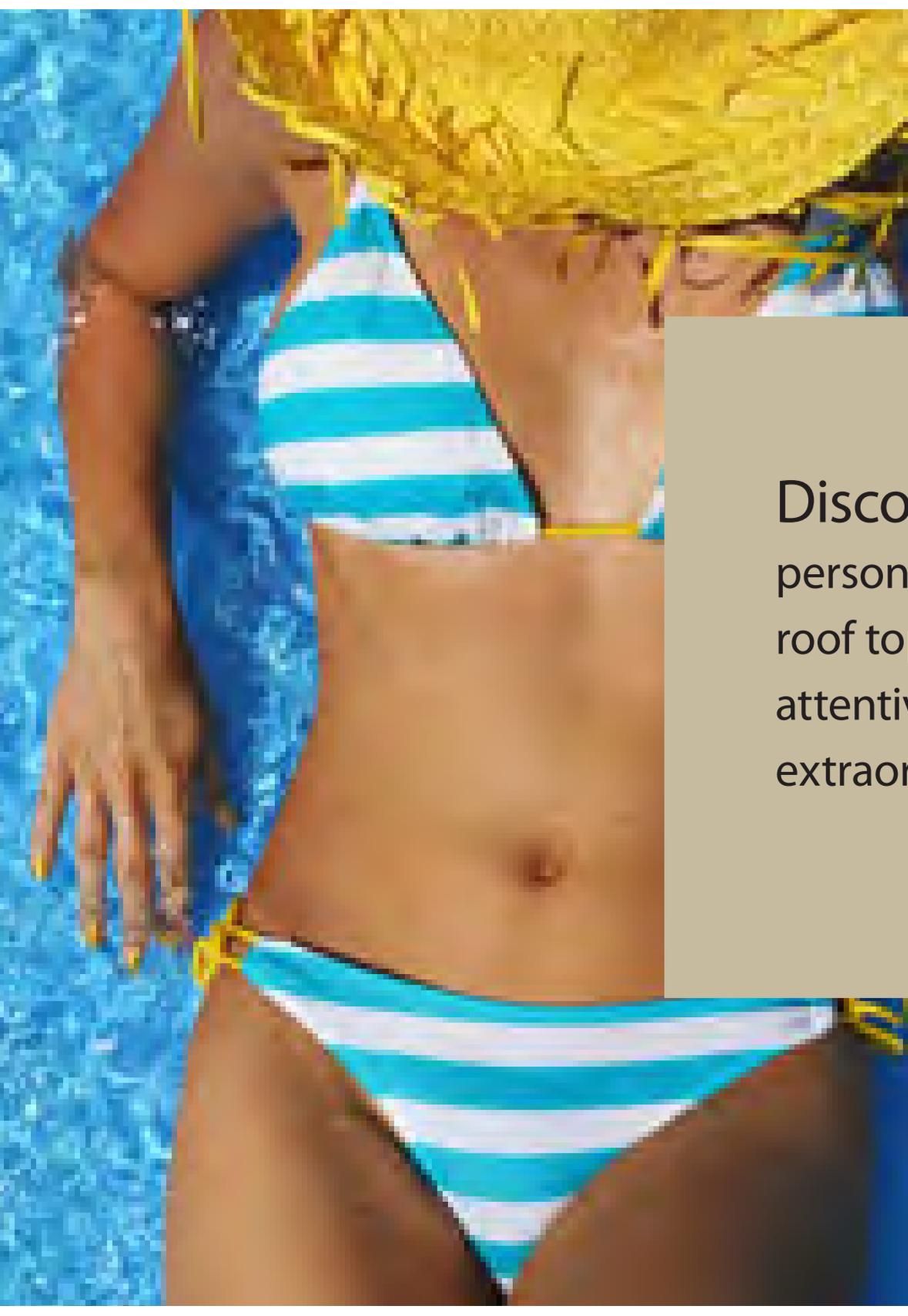




F BINION'S



Amenities

A woman with dark skin is wearing a large, wide-brimmed yellow straw hat and a blue and white horizontally striped bikini. She is standing next to a swimming pool, with her hands resting on the blue tiled edge. The water in the pool is bright blue and shimmering. The background is a light, neutral color.

Discover the breathtaking views and personal service surrounding Binion's roof top pool. Lavish cabanas and attentive service will provide guests an extraordinary vacation experience.

“You’ll be swept away by the breathtaking beauty of Binion’s rooftop playground.”



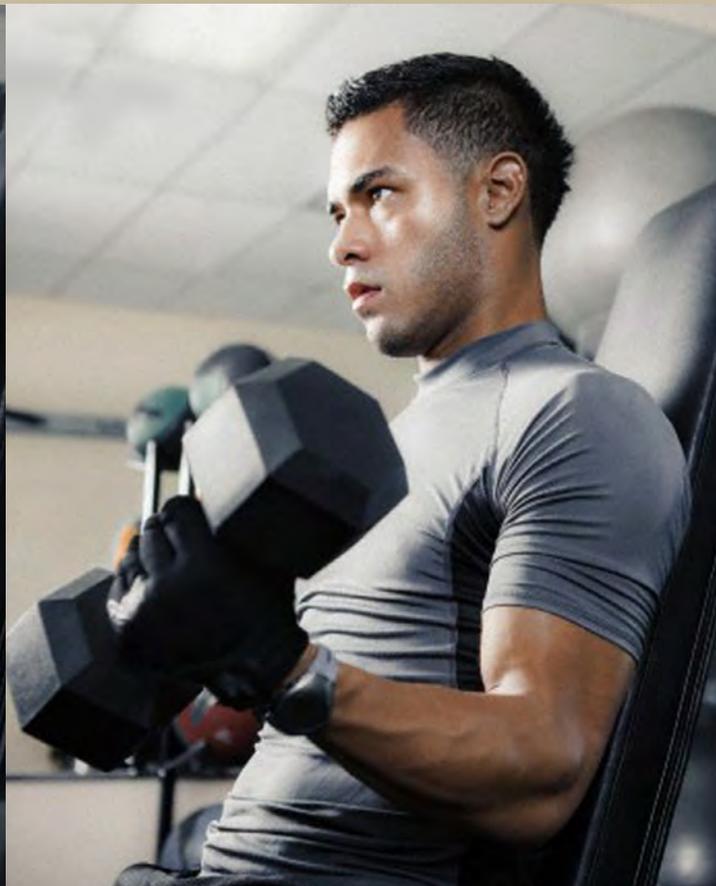


The property features one signature amenity that no other hotel/casino has in the downtown area; an incredible roof top sanctuary, featuring a cool, sultry swimming pool and custom resort bar.

Discover the breathtaking views and personal service surrounding Binion's rooftop oasis. With the most spectacular views of the city, it will render all visitors speechless. Lavish cabanas and attentive service will provide guests the most extraordinary vacation experience.



Experience a total body workout that is nonstop and keeps you moving around the room to a number of different stations. It will utilize a combination of different interval drills that allow for superior calorie burning while challenging your strength and endurance.



“TIME TO UNWIND AND RELAX WITH SOME QUALITY PERSONAL TIME!”

Binion’s will offer a unique blend of services, products and experiences at the well-designed Spa/Salon. Distinctive design features will lure guests to bask in a sense of warmth, calmness and tranquility. Our spa will feature several treatment rooms that will include a full complement of luxurious and therapeutic benefits.





Casino



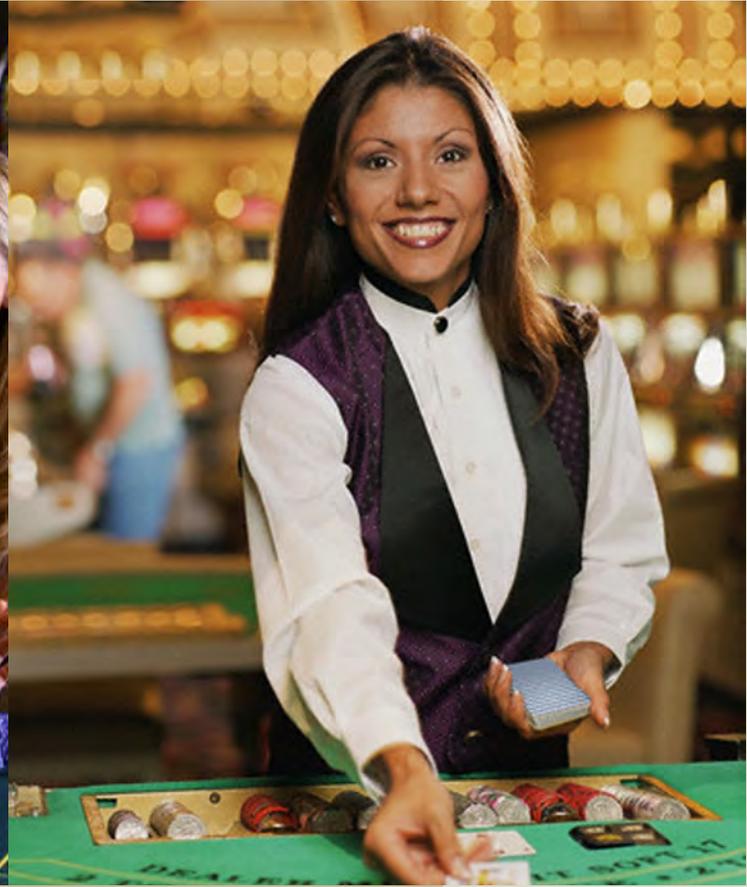


Binion's Casino will offer the latest in slot gaming entertainment and technology along with the finest table gaming including exclusive VIP suites and private poker rooms.

Binion's gaming floor is the largest in the downtown area with an impressive 44,595 square foot of gaming space and a highly visible entrance off of Fremont Street, diagonal from its sister property Four Queens. From the estimated 795 slot machines, 29 table games, 14 poker tables, 4 live and 10 tournament poker tables, Binion's provides an exciting entertainment and gaming action for all types of players.



*“Explore the limitless gaming spaces
throughout Binion’s incredible gaming floor”*



Sources of Capital & Budget

SOURCES

EB-5 Equity	\$35,000,000
Developer Equity	\$13,000,000
Total Sources	\$48,000000

USES

Engineering	\$85,000
Construction Costs	\$33,104,332
Fixtures, Furniture & Equipment (FF&E)	\$8,478,668
Operating Supplies & Equipment (OS&E)	\$2,400,000
Computers & Security Systems	\$620,000
Telephone and Audio Systems	\$412,000
Architecture and Engineering	\$650,000
Permits and Inspection	\$125,000
Legal Services	\$250,000
Course of Construction Insurance	\$75,000
Marketing & Pre-Opening	\$1,050,000
Working Capital	\$500,000
Contingency	\$250,000
Total Uses	\$48,000,000



U.S. Investor Visa Capital Summary

ITEM	DESCRIPTION	NOTES
Immigrant Investor Visa Type	EB-5	"Regional Center" Type
Regional Center	Nevada Regional Economic Development Center	Las Vegas, NV
EB-5 Equity Amount	35,000,000	U.S. Dollars
Targeted Employment Area (TEA)	Yes	USCIS Designation
Jobs Created	863	RIMS II (Direct, Indirect, Induced)

Hotel





Relax as you retreat to accommodations complimented by distinctive design, lavish amenities and the most advanced guestroom technology available. New energy efficient windows will allow panoramic views of Las Vegas from the comfort of your room.





Suites

“ENJOY STIMULATING ENTERTAINMENT AND NIGHTLIFE”



Captivating nightlife experiences await you at the Binion's bars and lounges offering a distinctive mix of music, dancing and entertainment

that will provide the perfect backdrop to your stay. Whether you prefer to be in the center of attention or enjoy a more intimate setting, Binion's will provide

the perfect environment to meet your needs.



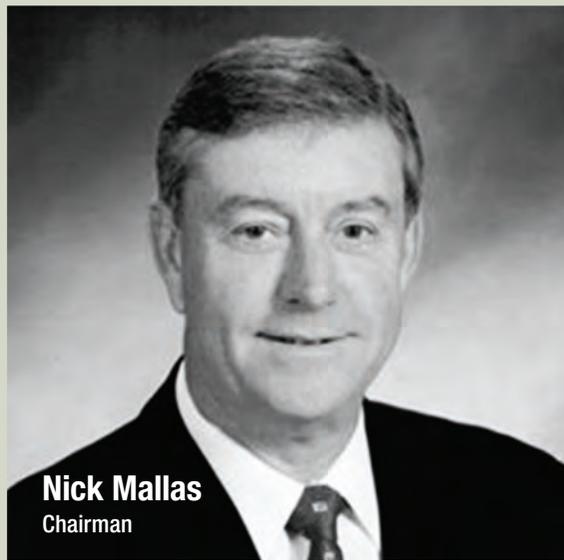
<https://spaces.hightail.com/space/xadco>

https://www.dropbox.com/s/2jfdlflwexlup7f/SlotZ_TVad_30sec.mp4?dl=0



Our New Nightclub Bar

Nevada Regional Economic Development Center



Nick Mallas
Chairman

Mr. Mallas is the Chairman of Nevada Regional Economic Development Center (NREDC). He has more than 45 years of experience in financial banking, mortgage industries, land development, acquisitions, mergers, raising capital, construction, asset management, commercial lending, and commercial real estate investing. Mr. Mallas was former director and founder of an Asian-American Bank, which was chartered by the State of Nevada, and was the first bank in Nevada designed to service the ethnically diverse Asian-American community. Additionally, he has a long history of developing successful, commercial, industrial projects in the western United States. Mr. Mallas is active in several community organizations. He was awarded "Mortgage Banker" of the year, in 1995, and "Mortgage Broker" of the year, in 2002.



Dee Mallas
President & CEO

Mrs. Mallas is President and CEO of Nevada Regional Economic Development Center. She has more than 20 years of experience in financial banking, mortgage industries, raising capital, property management, commercial lending, and commercial real estate investing. She is responsible for providing financial advisory services to clients in commercial and industrial businesses. Dee Mallas was Chairman Emeritus of First Asian Bank, the first bank in Nevada servicing Asian-Americans. She was also Vice President and part owner of Skofed Mortgage Funding Corporation and she is President and part owner of RMI Realty in Las Vegas. The Las Vegas Asian Chamber of Commerce recognized Dee for her constant drive for success, by naming her "Business Person" of the year in 2007.

RESEARCH AND ANALYSIS BUREAU



BRIAN SANDOVAL
GOVERNOR
DON SODERBERG
DIRECTOR
WILLIAM D. ANDERSON
CHIEF ECONOMIST

September 8, 2016

Chief, Office of Service Center Operations, MS 2060
U.S. Citizenship and Immigration Services
20 Massachusetts Avenue, NW
Washington, DC 20259-2060

To Whom It May Concern:

This letter designates a portion of Clark County, NV as meeting the requirements for certification as a "high unemployment area" under the EB-5 program. The designation of high unemployment areas in the state of Nevada was delegated by the Office of the Governor on November 12, 2008 to the Department of Employment, Training and Rehabilitation. Accordingly, this Agency is the authorized entity in Nevada to designate a particular area as a high unemployment area.

The Nevada Department of Employment, Training and Rehabilitation's Research and Analysis Bureau, as the cooperating partner with the U.S. Department of Labor's Bureau of Labor Statistics (BLS) for the Labor Market Information programs, is required by agreement with the Department of Homeland Security's U.S. Citizenship and Immigration Services (USCIS) to determine if this area meets the criteria outlined in 8 CFR 204.6 (i) for targeted employment areas. Consistent with these regulations and the BLS Local Area Unemployment Statistics (LAUS) Technical Memorandum S-95-18, the Nevada Department of Employment, Training and Rehabilitation certifies that the specific region of Clark County highlighted below meets the criteria as a "high unemployment area" for purposes of targeting immigrant entrepreneurial investment under the provisions of the federal Immigration Act of 1990.

Based upon the methodology prescribed by the U.S. Department of Labor's Bureau of Labor Statistics and as calculated and published by the Nevada Department of Employment, Training and Rehabilitation's Research and Analysis Bureau, the combination of contiguous Clark County, NV census tracts included in the table below have a combined unemployment rate of 10.6 percent in 2015, which meets or exceeds the minimum unemployment rate necessary to meet the threshold to be classified as a "high unemployment area" for this time period. The minimum rate is 7.9 percent, which is 1.5 times the 2015 national rate of 5.3 percent. Included within this region is a proposed EB-5 project located 128 Fremont Street, Las Vegas Nevada 89101.

2015 TEA Area Labor Force Data				
Tract	Labor Force	Employment	Unemployment	Rate
0007.00	615	578	37	
0008.00	874	753	121	
	1489	1331	158	10.6%

500 E. Third St. • Carson City, Nevada 89713 • (775) 684-0450 • Fax (775) 684-0342
www.nvdetr.org

U.S. Department of Homeland Security
20 Massachusetts Avenue, NW
Washington, DC 20259



U.S. Citizenship and Immigration Services

HQSCOPS 70/6.1.8

Nick Malles
Chairman and President
Nevada Regional Economic Development Center (NREDC)
2610 South Jones Blvd, STE 8
Las Vegas, NV 89146

DEC 16 2008

Re: Designation of Nevada Regional Economic Development Center (NREDC) as a Regional Center under the Immigrant Investor Pilot Program

BACKGROUND:

Pursuant to Section 610 of the Appropriations Act of 1995, on July 8, 2008, Nevada Regional Economic Development Center (NREDC) submitted a proposal for the designation of NREDC Regional Center which focuses within the entire state of Nevada. NREDC will pursue a moderate portfolio of commercial investment and concentrated development that will result in direct and indirect job creation. The projects will fall into the following four categories:

1. Service Industry,
2. Infrastructure,
3. Waste Management, and
4. Transportation.

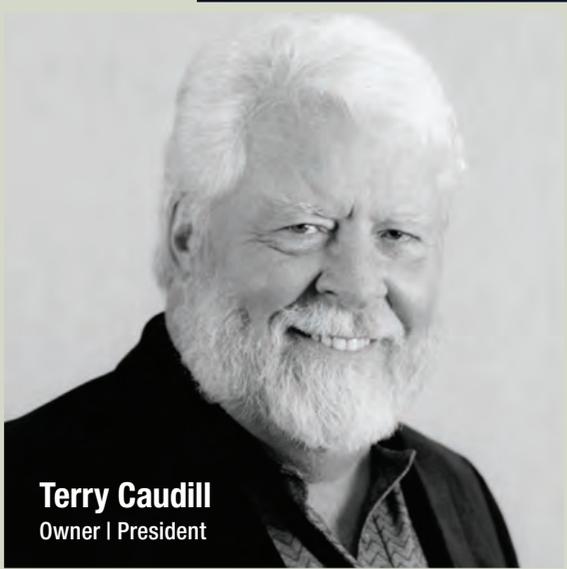
The initial proposal combined with a response to a request for evidence (RFE) contained the following evidence in support of its requested designation:

- Two Job Creation Analyses and Econometric Models based on the REMI model, prepared by a professional economist affiliated with UNLV which forecasts economic impacts and job creation, within the desired industry clusters,
- A Business Plan,
- A Limited Partnership Agreement,
- A Memorandum of Deposit Template,
- An Operating Agreement,
- Articles of Incorporation,
- An Escrow Agreement,
- A Private Placement Memorandum,
- A Subscription Agreement, and
- A Marketing Plan.

Project Target Employment Area (TEA) Letter

Regional Center Approval Letter

TLC Casino Enterprises Incorporated



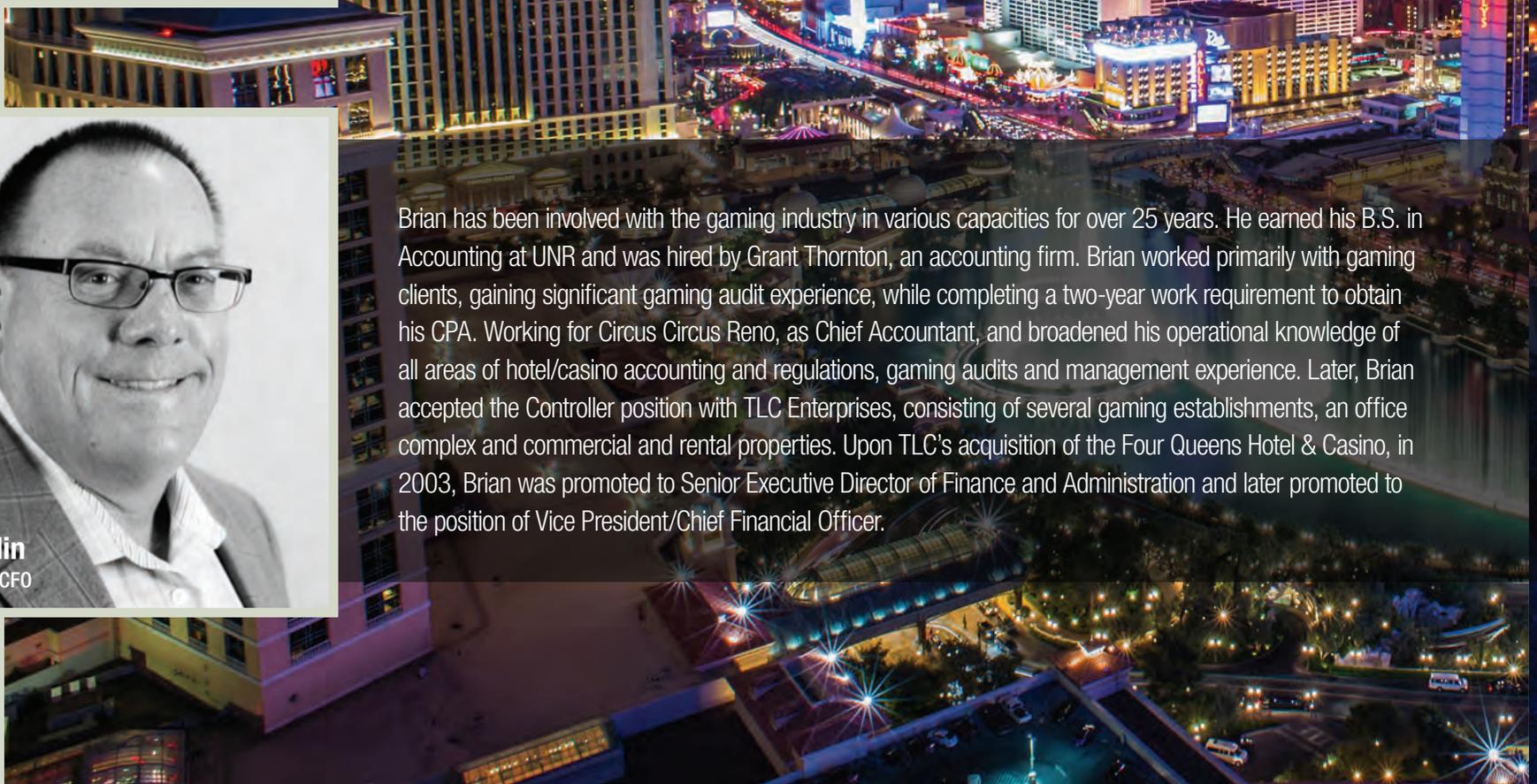
Terry Caudill
Owner | President

Terry embarked on his gaming career as a Keno writer and craps dealer in Reno. He rose to the position of Corporate Treasurer of Circus Circus Enterprises, leading public gaming companies that became Mandalay Resort Group in 2000, acquired by MGM Mirage in 2005. Terry aspired to own his own business and bought and owned 15 bars and restaurants before acquiring the Four Queens Hotel & Casino in downtown Las Vegas. He immediately implemented a strategic plan of streamlining operations, renovating and refurbishing the properties. With a \$25 million dollars investment he grew his annual EBITA from \$5 million to over \$11 million in 2007. With his keen knowledge and experience of the area, he pursued the purchase of Binion's Gambling Hall & Hotel because of its strong brand recognition. Terry seized the opportunity to gain an iconic Las Vegas Casino property in March of 2008, and with a firm foothold in the downtown market, he is poised to further develop the area and help take the downtown gaming marketplace to new levels. Today, TLC Casino Enterprises, Inc. includes the Four Queens Hotel and Casino and Binion's Gambling Hall and Hotel.



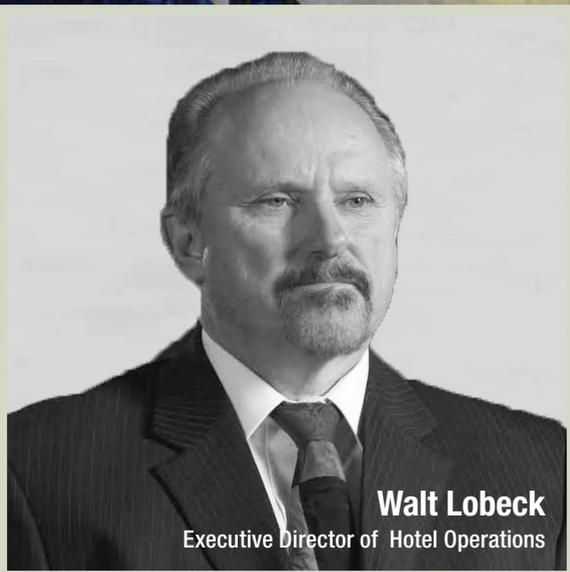
Brian R. Arlin
Vice President | CFO

Brian has been involved with the gaming industry in various capacities for over 25 years. He earned his B.S. in Accounting at UNR and was hired by Grant Thornton, an accounting firm. Brian worked primarily with gaming clients, gaining significant gaming audit experience, while completing a two-year work requirement to obtain his CPA. Working for Circus Circus Reno, as Chief Accountant, and broadened his operational knowledge of all areas of hotel/casino accounting and regulations, gaming audits and management experience. Later, Brian accepted the Controller position with TLC Enterprises, consisting of several gaming establishments, an office complex and commercial and rental properties. Upon TLC's acquisition of the Four Queens Hotel & Casino, in 2003, Brian was promoted to Senior Executive Director of Finance and Administration and later promoted to the position of Vice President/Chief Financial Officer.





Tim's career began with a popular chain of restaurants implementing changes that helped maximize customer service and profitability at various locations around the country that were underperforming to company standards. While working in Las Vegas, he accepted an opportunity to open a new restaurant, building it from the ground up. He turned it into a profitable and successful operation. Tim also held management positions at a night club and at the Dunes Hotel. In 1993, Terry Caudill hired Tim as a manager of one of his 3 gaming bar locations. Within a short period, Tim was promoted to Director of Operations and the business grew from 3 locations to 15 locations until the purchase of Binion's in 2008. Tim was then promoted to General Manager of Binion's and in 2015 he accepted the position of Sr. Executive Director of Operations for TLC Casino Enterprises. With 35 years in the Gaming and Hospitality business, he holds extensive knowledge in a variety of management practices involving Casino and Hotel Operations. Tim also serves on the Board of Directors for Fremont Street Experience and is Chairman of the Executive Marketing Committee.

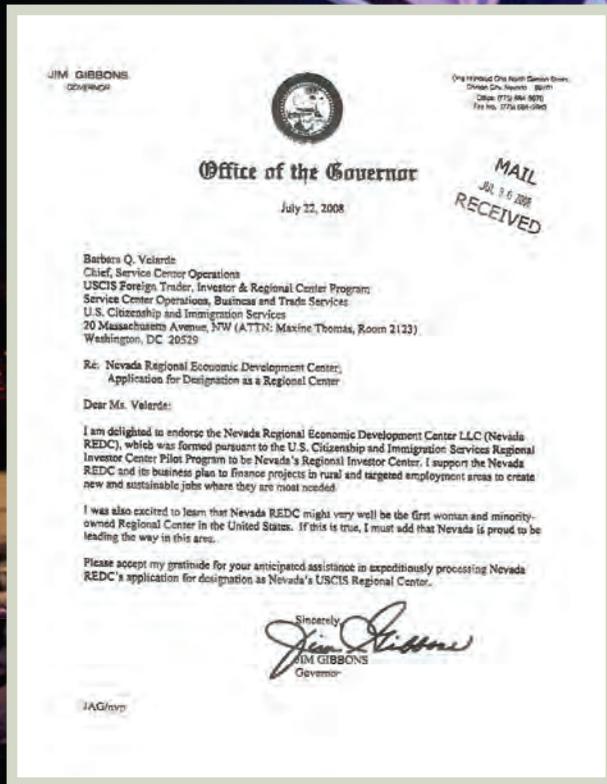


After graduating with his B.S. in Mathematics and Statistics, Walt began his 42 years in the hospitality industry serving the Holiday Inn chain for 6 years including two in their management development program. Recruited by the U.S.'s largest time-share company, Walt managed the Lake Tahoe property and spent the next five years rising to become their western district manager overseeing multiple properties including three in Hawaii. While there, he trained staff and implemented hotel systems and procedures while converting existing apartments into hotel rentals. Returning to Las Vegas, he assumed the helm as General Manager for Quality Inn and oversaw the remodel and redevelopment of the Shalimar Hotel on Las Vegas Boulevard. Walt joined Four Queens Hotel and Casino team in 1989 serving in several management positions until 2007 when he was promoted to Executive Director of Hotel Operations for both the Four Queens Hotel/Casino and Binion's Gambling Hall/Hotel where he remains today.

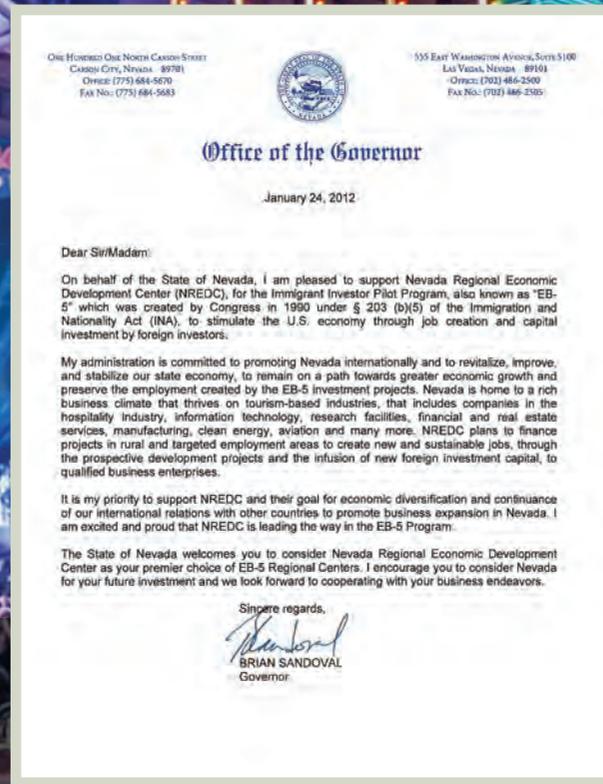
EXIT STRATEGY

EB-5 Investors will be given a Preferred Equity position in the project that is subordinate only to the Senior Loan. The developer's Equity will ONLY be repaid once the Construction Loan is paid off and EB-5 Investors are returned their investments. EB-5 Preferred Equity will be returned through a \$ 35MM minimum refinancing of the stabilized hotel. Due to the EB-5 equity model financing, the Company anticipates (but does not guarantee) the exit strategy and repayment for the EB-5 financing. The appraisal values the stabilized hotel at \$57 MM – 61% Loan to Value. The result of repayment may occur at the sale of the property. This is a long-term investment with no redemption option. There is no public market for the membership interests and they are subject to certain holding requirements under United States securities laws.

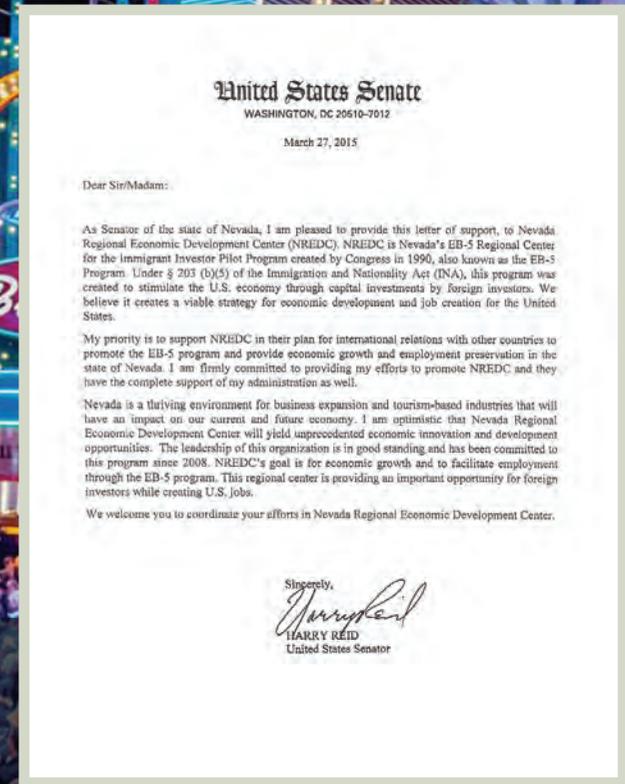
Letters of Support



Letter from Governor Gibbons



Letter from Governor Sandoval



Letter from Senator Reid

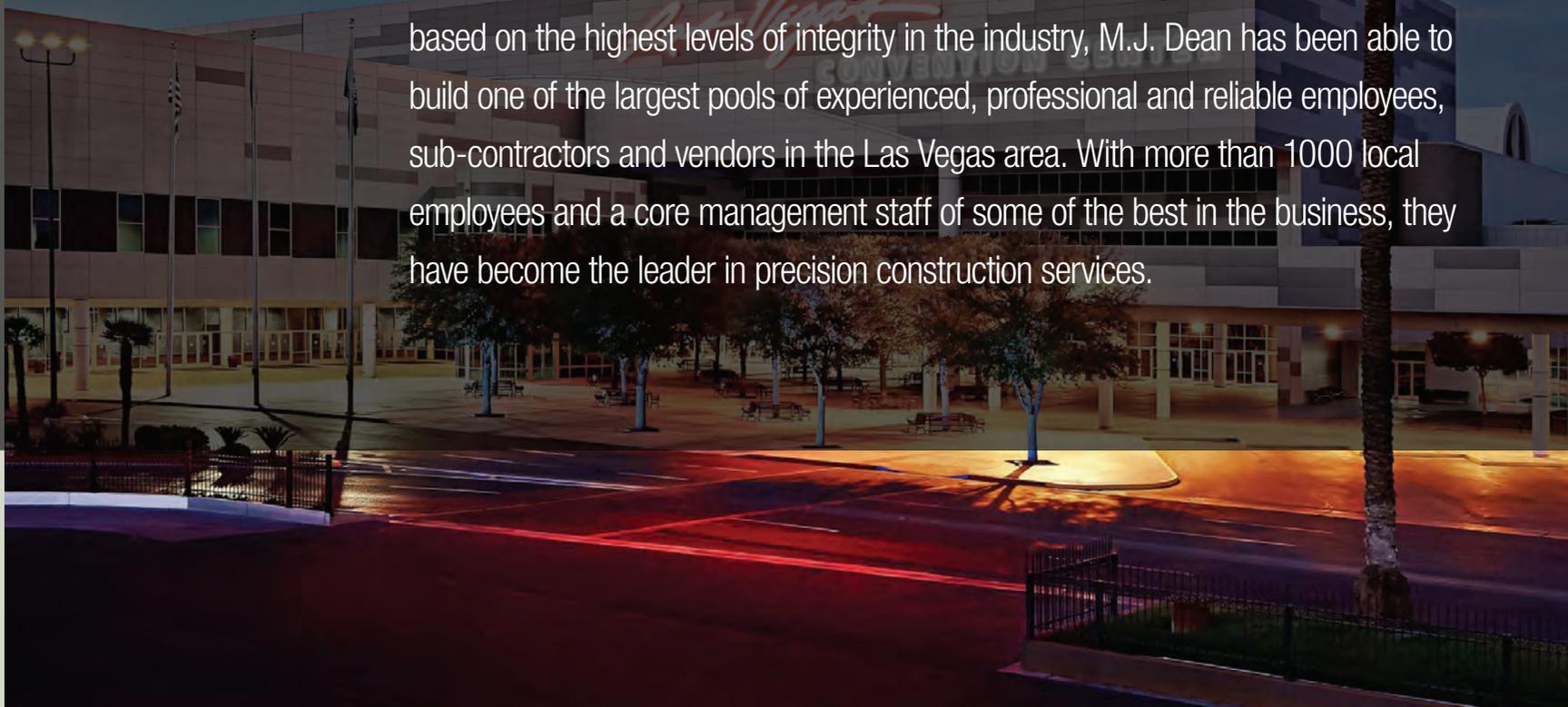
MJ Dean Construction, Inc.

M.J. Dean
CONSTRUCTION, INC.



Mike Dean
President

The Las Vegas skyline is recognizable around the world, and MJ Dean has been in the middle of much of that development. MJ Dean, which began in 1989, offers clients consulting, cost analysis, construction, operations and project management in the Las Vegas area. Some of the buildings in their portfolio are Hard Rock, Mandalay Bay, Palms Place and Cannery. Their experience in overseeing the construction of many of the world's largest mega-resorts shows that they are capable of building the most imaginative architectural designs and meet the most demanding engineering challenges. They have developed a reputation for on-time, on-budget construction practices, offering a consistently high level of quality. Through business ethics based on the highest levels of integrity in the industry, M.J. Dean has been able to build one of the largest pools of experienced, professional and reliable employees, sub-contractors and vendors in the Las Vegas area. With more than 1000 local employees and a core management staff of some of the best in the business, they have become the leader in precision construction services.



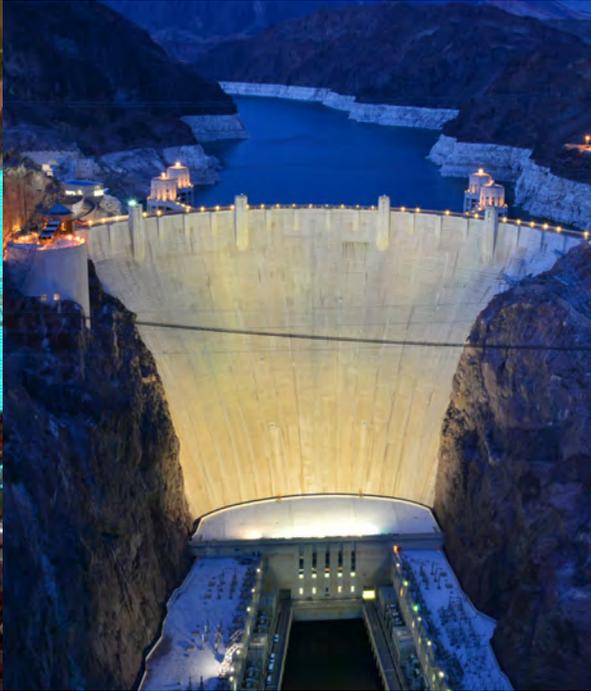
EV&A Architects

EV&A was founded in Las Vegas to provide a wide range of architectural, planning and interior design services to the Hospitality, Commercial and Healthcare markets. The firm's work has been recognized for design excellence and is the result of the personal involvement of the design principals with each client throughout the entire design process and into construction. A total commitment to the overall project is the hallmark of the firm. This goes beyond the specific design to a technical approach and a creative search, embracing all facets of the design process. The design teams at EV&A act as a catalyst to develop the resources and alliances required to accomplish their client's goals and objectives. This means bringing together critical specialists, as required, to coordinate complex project teams of professionals, contractors and consultants. In November 2006, EV&A Architects was founded and built on a core commitment to customer and business partner satisfaction, his full-service commercial architecture and interior design firm is currently staffed with 21 professionals.



Edward Vance, FAIA
Founder & CEO

The logo for EV&A Architects, featuring the letters 'EV&A' in a white, serif font on a red square background.



HOTEL OPENING SOON!



NREDC

Nevada Regional Economic Development Center
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Email: info@eb5nv.com url: www.eb5nv.com



HOTEL CASINO & RESORT
LAS VEGAS, NEVADA



Nevada Regional Economic Development Center

EB-5 Project | Las Vegas Nevada USA

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