



## Downtown Las Vegas

1.3mm SF Resort & Casino Offering

Available to ACCREDITED INVESTORS Only

## A Unique EB-5 opportunity in Las Vegas, Nevada

### INVEST AMERICA



#### PROJECT OVERVIEW

Circa Resort & Casino ("Circa") will be a 1.3 million square-foot ("SF") resort and casino facility encompassing one square city block in Downtown Las Vegas. Circa is the first resort & casino ground up development since 1980 in Downtown Las Vegas. Circa will be situated on approximately 400 SF of prime frontage on the Fremont Street Experience ("FSE"), one of the most frequently visited tourist destinations globally, with over 19 million visitors annually. Circa will be 35 floors with 510 hotel rooms, 59 luxury suites, a two-level casino, the longest outdoor bar on the FSE, a three-story stadium style sports book, 7,000 SF of retail space, a state-of-the-art pool and entertainment center with a 128 ft x 36 ft Outdoor LED screen, health club/fitness center and a 8-level parking garage designed for Circa guests covering 1,038 parking spaces.

#### MINIMUM INVESTMENT

USD \$900,000

#### OFFERING

111 membership units for a total of \$98.3 million

#### Annual Preferred Return

3% to Individual Investors, subject to applicable conditions, restrictions, or limitations as set forth in the offering document.

#### Capitalization

EB-5 capital is projected to represent \$98.3 million or 9.7% of the total \$1.012 billion project capitalization. Other sources include a Senior Loan (\$450 million, 44.5%), and Developer Equity (\$463 million, 45.8%). The developer will bridge the EB-5 portion until EB-5 funds are available.

#### Investment Vehicle

Preferred Equity investment.

#### High Profile, Experienced and Reputable Developer

Derek and Greg Stevens have over 10 years' experience in developing, owning and operating resort and casino facilities in Las Vegas. They currently own and operate two profitable, debt-free resort and casino facilities in Las Vegas, the D Las Vegas and the Golden Gate Hotel & Casino.

#### Regional Center

Pacific Casino & Entertainment Group, LLC: [www.pacific-eb5.com](http://www.pacific-eb5.com)

The issuer is not owned or affiliated to the Developer.

#### Job Creation

Approximately 8,943 jobs are projected to be created, resulting in over 80 jobs per investor. As of September 30, 2019, 2,837 jobs have already been created.

#### Targeted Employment Area ("TEA")

According to a TEA letter issued by Impact DataSource on November 26th, 2019, Circa is located in a TEA under the new EB-5 rules.

#### Exit Strategy

At some point after the investors' sustainment period, the Developer expects to redeem the Funds investment either through a sale, refinancing or cashflow from operations. Payment of preferred returns and distributions is not guaranteed.

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