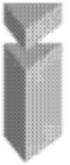


Multifamily Development (Las Vegas, NV)*



Key Facts

Est. Equity Commitment:	\$35M
Total Project Cost:	\$88M
Residential Units:	322



Project Overview

- 322 unit Class A multifamily development in Downtown Las Vegas, NV
- Fully entitled, shovel ready at closing, with GMP and all required permits obtained, and construction financing in place
- Market continues to demonstrate strong fundamentals - 3rd highest population growth according to U.S. Census nationally in 2017 (2.2%), driving multifamily demand
- Immediate access to the area's largest employment hubs including Vegas Strip, downtown office corridor, and the Medical District
- Walkable to downtown amenities but also close proximity to the I-15 and I-515 interchange with transportation access throughout the MSA
- First phase of a larger mixed-use master plan promoted by the city. Across the street, Blackstone is redeveloping the World Market Center site
- Experienced sponsor is an existing GTIS partner

*There can be no guarantee that the project will be consummated by GTIS Qualified Opportunity Fund LLC or at all