

**From:** [REDACTED] >

**To:** Jeffrey <jeevacation@gmail.com>

**Subject:** Fwd: Draft Collateral Summary Vegas Hotel Deal

**Date:** Wed, 16 Mar 2016 21:39:14 +0000

**Attachments:** Las\_Vegas\_Waldorf\_Astoria\_London\_Theme.pdf; LLV\_Financial\_Model\_021016.xls;  
Las\_Vegas\_OM\_4.pdf; OC364824\_ARGENTHAL-INVESTMENT-PARTNERS-  
LLP\_2013-12-31-1.pdf

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Envoyé de mon iPhone

Begin forwarded message:

**From:** Pendleton King <[REDACTED]>

**Date:** March 15, 2016 at 7:55:39 AM EDT

**To:** "[REDACTED]" <[REDACTED]>

**Subject:** Fwd: Draft Collateral Summary Vegas Hotel Deal

Best,

Pen King Jr.  
Managing Partner

[REDACTED]  
[REDACTED]

**PKJ Ventures**

[REDACTED]

New York City

[pkj.ventures](http://pkj.ventures)

Begin forwarded message:

**From:** Christopher Lee <[REDACTED]>

**Date:** March 14, 2016 at 11:12:29 AM EDT

**To:** Pendleton King <[REDACTED]>

**Cc:** Kunal Kain <[REDACTED]>

**Subject:** FW: Draft Collateral Summary Vegas Hotel Deal

Pen - Shad would like to jump on the phone for a quick call today if you are available - pref at 11:30AM Eastern - short notice but he just hit me up. If that works please call him at [REDACTED]

Here are the project details for the Vegas development I mentioned, but he can walk you through it in greater depth

In short:

Basically they are looking for a high net worth individual to provide collateral support for a BG. BG will not be at risk due to a guarantee by Skanska as a completion guarantee. Investor will get 10 percent ownership in the project for this. BG is 365 rolling each year for 3 years which gives 3bn in funding.

Kain Capital would receive a 1.5 percent fee to source this from investor base / contacts for a 15mm fee.

Chris