

Nevada Blue Entertainment LLC

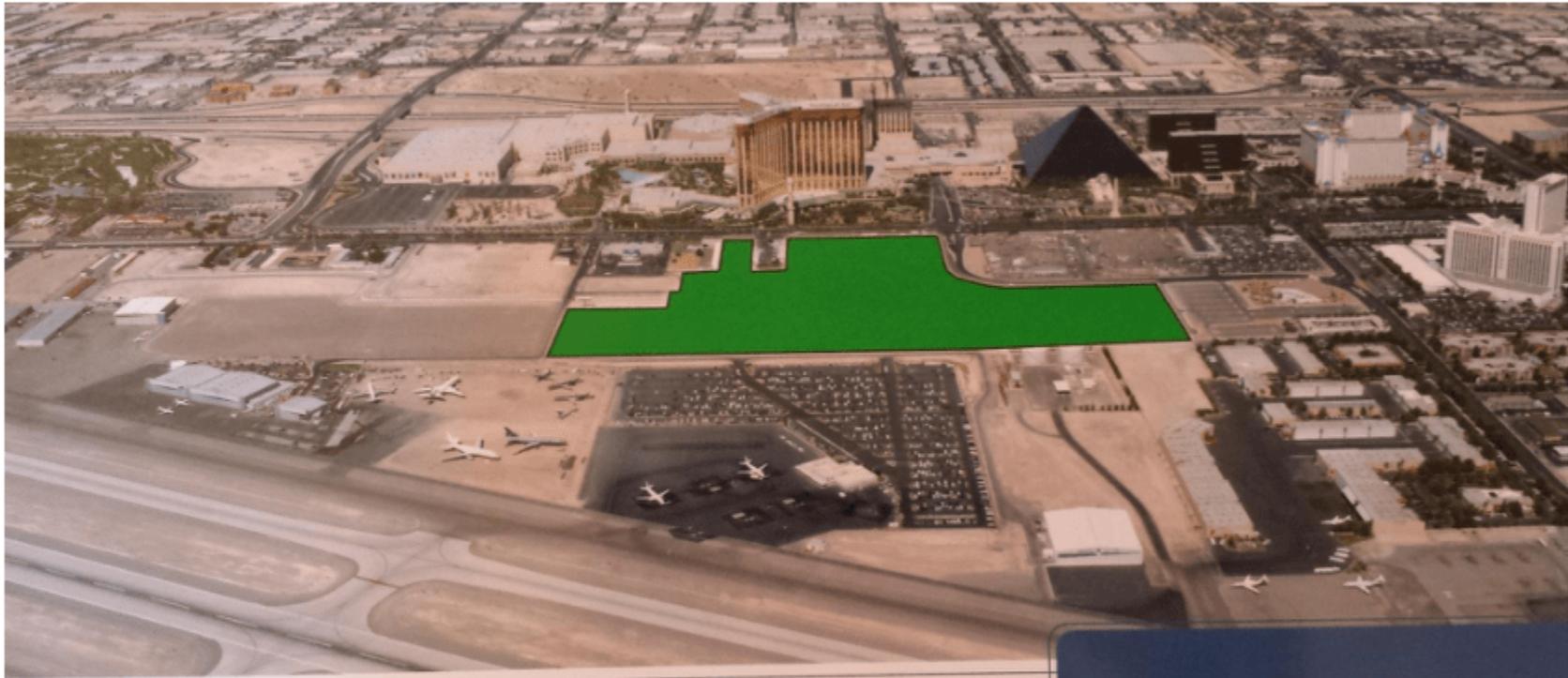
Summary Business Plan

Waldorf Astoria

London Theme

Las Vegas

Largest Undeveloped Property on the Las Vegas Strip



There are very few Strip frontage properties that are privately owned and available. Most of the Strip is developed or owned by large gaming companies. Giving you the advantage of a confidential transaction.

38.5 ACRES
THE LARGEST
PRIVATELY OWNED LAND
ON THE LAS VEGAS STRIP

London Based Architectural Theme



Unique Theme



Approved for 505 ft. Height on the Strip



Permitted for up to 10,000 rooms



London Las Vegas Development Plan Phase I

- Waldorf Astoria Resort (600 Keys)
- Waldorf Astoria Condo Hotel (300 keys)
- Shangri-La Hotel (500 keys)
- Virgin Hotel (400 keys)
- Convention Center 500,000 sq. ft.
- Casino 150,000 sq. ft.
- Retail 200,000 sq. ft. (Potential Harrods partnership)
- 24 restaurants/club/lounge
- Spa 60,000 sq. ft.
- Entertainment Complex 120,000 sq. ft.
- Theater 10,000 seat (potential Frank Lloyd Webber partnership)

London Las Vegas Development Plan Phase II

- London Las Vegas Hilton (2,000 keys)
- An Additional two Waldorf Astoria Condo Hotels (600 keys)
- Additional Convention Center 1,000,000 sq. ft.
- Additional Retail 200,000 sq. ft.
- 10 restaurants/club/lounge
- Additional Theater 3,500 seat

Value Proposition

- The largest undeveloped parcel of land on the Las Vegas Strip
- Across from Mandalay Bay and Four Seasons
- South Strip properties have the highest per property EBITDA.
- Closest site to the airport (27 million annual visitors)
- First resort site traveling north on I15 coming from Los Angeles (23 million annual visitors).
- One mile north of the new consolidated car rental center (8 million annual visitors)
- Closest property to the two private FBO's.
- Partner Guarantee reduces construction completion/cost overrun risks
- Waldorf Astoria is Worldwide recognized in the luxury market.
- Hilton has the largest hospitality client base in the world.
- Hilton greatly desires a Las Vegas presence

Key Contacts:

Daniel Evans

32 years Capital Structure Expertise

Managing Partner and Board Member



John Davies

40 years expertise in Hospitality
Development and Construction
Managed over \$5B in projects

Chief Development Officer and Board Member



John O'Brien

Former CEO of Foxwoods Casino
30 years of hospitality/casino experience

Advisor and Board Member



TBA

Former CEO of a major Las Vegas
Resort/Casino
30 years of hospitality/casino experience

CEO and Board Member

TBA

David Ivey

Attorneys at Law

Counsel



Waldorf Astoria + Vegas

Underlying Collateral and Investor IRR

- Project financing required of \$2.6B to purchase and construct the property through Grand Opening. Loan is collateralized by a first lien on the real estate and equity in the project.
- Project financing is requested at a 5% annualized interest only for a period of 5 years with a balloon and a equity offering of 30% of the common shares in the project.
- Project will purchase a public shell corporation and engage a tier 1 New York Investment bank (likely Goldman Sachs) to manage and become a market-maker for the shares. The project will allocate 10% of it shares for a second round of equity anticipating raising \$500 million.
- Management has performed internal analysis and anticipates annualized cash flow from resort/casino operation, upon stabilization, of approximately \$420 million and cash flow from real estate operations of \$150 million annually. Management anticipates third year operating performance of a \$10 Billion Market Capitalization.

Optional Funding Opportunity

- Management has a working relationship with Argenthal an European Investment Bank who work intensively with a London fund who has offered to funding 100% of the project requirements with no debt service and a 30% equity position.
- The requirement is that the project is required to provide a completion guarantee in the form of a Bank Guarantee or select other security which is released upon certificate of occupancy. The cost of the Bank Guarantee can be reimburse out of first drawl.
- There is a mandated repurchase or liquidity requirement no sooner than the fifth year and no later than the tenth year. The projects anticipates becoming a public entity prior to its grand opening.
- A Bank Guarantee provider would have a completion guarantee from Skanska thereby minimizing risk. The Bank Guarantee provider would be offered a 10% equity position in the project.