

OVERVIEW

Fashion Outlets of Las Vegas. To call it just an outlet mall is the equivalent of calling Las Vegas just a little desert town. Fashion Outlets is Las Vegas' premier center for outlet shopping, housing the best collection of outlet retailers in the area. Fashion Outlets combines upscale merchants with an architecturally beautiful outlet center located a short drive from the hottest tourist destination in the United States—the **Las Vegas Strip**.

LAS VEGAS STATISTICS:

- 37 million visitors annually – second only to Mecca as the world's most visited destination.
- Located on I-15 – the only major highway between Los Angeles and Las Vegas.
- Average disposable household income by all ages in Las Vegas is \$43,224.
- Over 2 million people live within a 100 mile radius with an average household income of \$56,432.

MALL STATISTICS:

- Adjacent to Primm Valley Resorts, which features 2,642 hotel rooms, casinos, convention center, arena, amusement rides including one of the world's tallest and fastest rollercoasters and two world-renowned Tom Fazio-designed golf courses.
- Frequent daily customer and employee shuttle services from the MGM Grand, Fashion Show and the Miracle Mile Shops at Planet Hollywood.
- Over 100 factory direct shops, including Nike, Levi's, Hugo Boss, Neiman Marcus Last Call, Lacoste, DKNY, Chico's, Polo Ralph Lauren, Tommy Bahama, Coach, Williams-Sonoma Marketplace, Bally, St. John, Cole Haan, Kenneth Cole, Michael Kors, Juicy Couture, Kate Spade, Betsey Johnson, Coach for Men, Lucky Brand Jeans and many more.

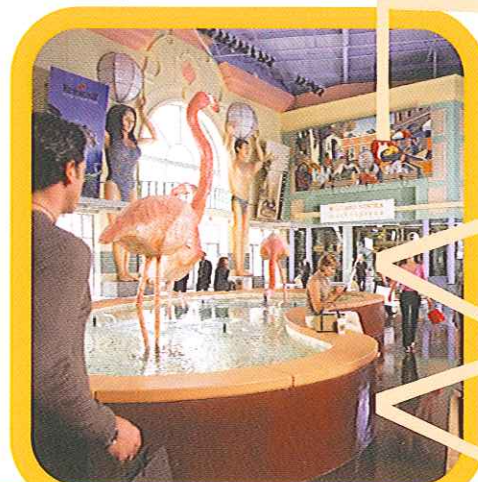
FASHION OUTLETS IS EASY TO FIND:

From the Las Vegas Strip, take I-15 South to Exit 1 in Primm, Nevada.
From California, take I-15 to Exit 1 in Primm, Nevada.

For Leasing Information, Contact:



4000 Ponce de Leon Boulevard
Suite 400
Coral Gables, FL 33146
P - 305-932-6202
F - 305-932-6244
awetalisman.com
info@awetalisman.com





CUSTOMER STATISTICS & DEMOGRAPHICS

FASHION OUTLETS LAS VEGAS CUSTOMER HIGHLIGHTS:

PRIMARY RESIDENCE:

California	46.4%
Nevada	18.4%
Other US	20.5%
International	14.7%

ETHNIC/RACIAL HERITAGE:

Asia	4.4%
Europe	3.9%
Mexico/C. Amer	1.6%
Canada	3.0%
Other	1.8%

Percentage of Tourists: 82%

Average Household Income: \$59,063

Median Age: 39.1

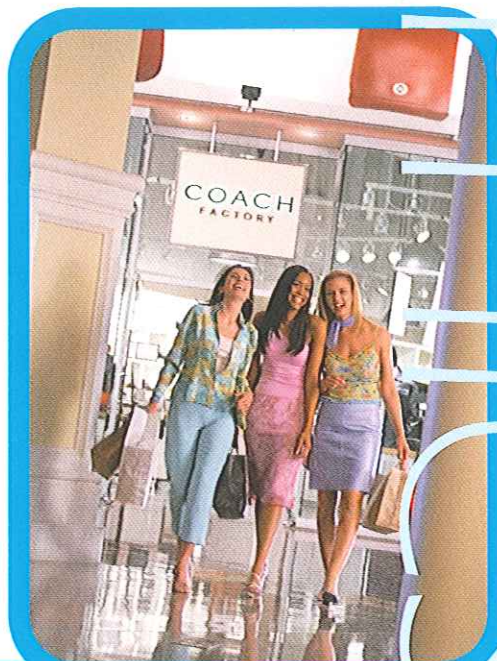
Average Length of Stay: 120 minutes

Average Tourist Expenditure

USA	\$270
Asian	\$322
Other	\$360

Percentage Male 45%

Percentage Female 55%



TOURISM STATISTICS & DEMOGRAPHICS

TOP DOMESTIC MARKETS FOR LAS VEGAS

The following lists the top US metropolitan areas generating visitors to Las Vegas. They are listed in rank/order, based on number of visitors generated.

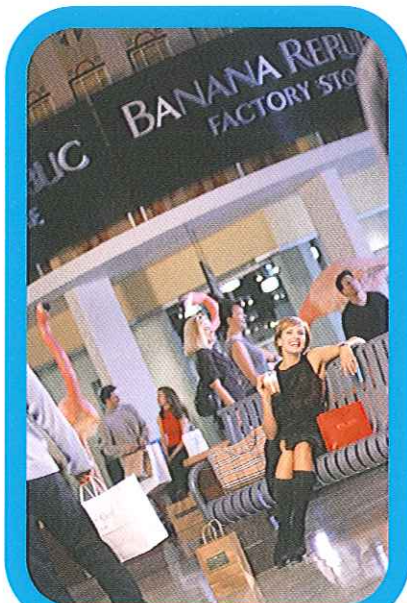
- More than half (55%) of all visitors to Las Vegas are from the Western states.
- California alone generated 31% of all visitors to Las Vegas, with 26% coming from Southern California.
- The top 10 domestic feeder markets generate approximately 30% of the visitors.

TOP DOMESTIC MARKETS – In ranked order by number of visitors generated

DOMESTIC FEEDER MARKETS BY GEOGRAPHIC REGION

TOP 20 BY CITY

- | | | |
|-------------------|--------------------------------------|--------------------|
| 1. Los Angeles | 8. Dallas | 14. Atlanta |
| 2. San Francisco | 9. Detroit | 15. Philadelphia |
| 3. New York | 10. Houston | 16. Honolulu |
| 4. Chicago | 11. San Diego | 17. Portland |
| 5. Seattle/Tacoma | 12. Boston/Providence/
Manchester | 18. Reno |
| 6. Denver | 13. Minneapolis/St. Paul | 19. Sacramento |
| 7. Phoenix | | 20. Washington, DC |



TOP 10 BY STATE

1. California
2. Texas
3. New York
4. Illinois
5. Washington
6. Florida
7. Colorado
8. Arizona
9. Pennsylvania
10. Michigan

TOURISM STATISTICS & DEMOGRAPHICS

LAS VEGAS VISITOR DEMOGRAPHICS

The following is a cumulative profile of domestic visitors to Las Vegas, based on the Las Vegas Convention and Visitors Authority annual research.

VISITOR DEMOGRAPHICS¹

Average Age	49 yrs.
% Visitors under 21	7%
Male/Female	50% • 50%
Married v. Single/Widowed	79% • 21%
Employed	66%
Retired	27%
Education - some college	72%
Income - less than \$39,999	8%
Income - more than \$40,000	92%

ETHNICITY

White	86%
African-American	5%
Asian/Asian-American	3%
Hispanic/Latino	6%
Other	1%

FIRST V. REPEAT VISIT

First-time visitor	18%
Repeat visitor	82%

PURPOSE OF VISIT

Vacation/pleasure	51%
Business/convention	11%
Other	38%

TRANSPORTATION

Air	41%
Automobile	52%
Bus	2%
Recreational Vehicle	4%

TRIP CHARACTERISTICS

Number of visits in past year	1.7
Adults in party	2.4
Visitors with children	7%
Nights stayed	3.6

EXPENDITURES PER VISITOR

Food and beverage	\$257.00
Transportation	63.00
Shopping	123.00
Shows	49.00
Sightseeing	7.00
Hotel/Motel - per night	79.00

GAMING

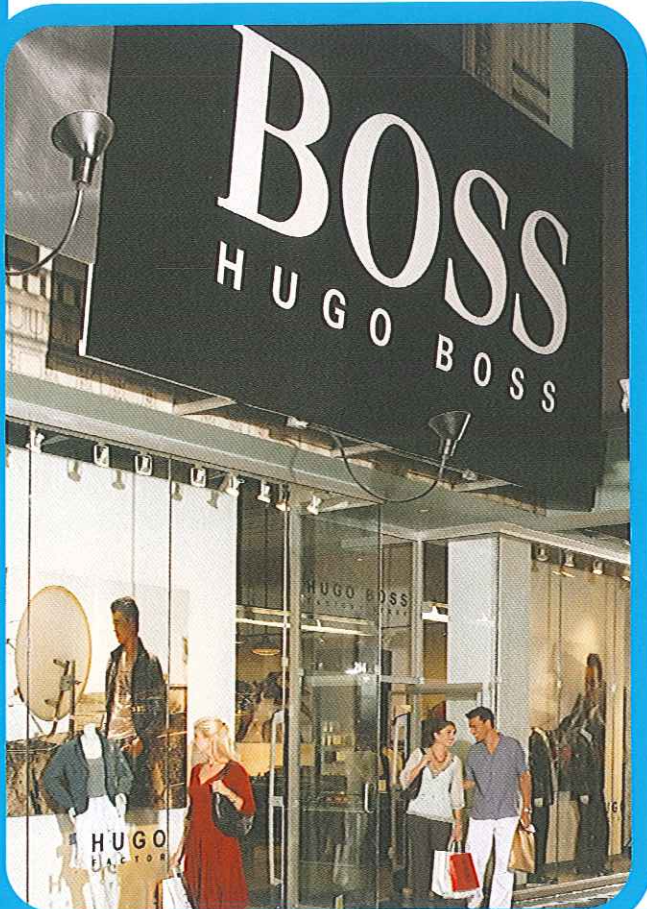
% who gamble	80%
Daily hours gambled	2.9
Average amount gambled	\$466.00



TOURISM STATISTICS & DEMOGRAPHICS

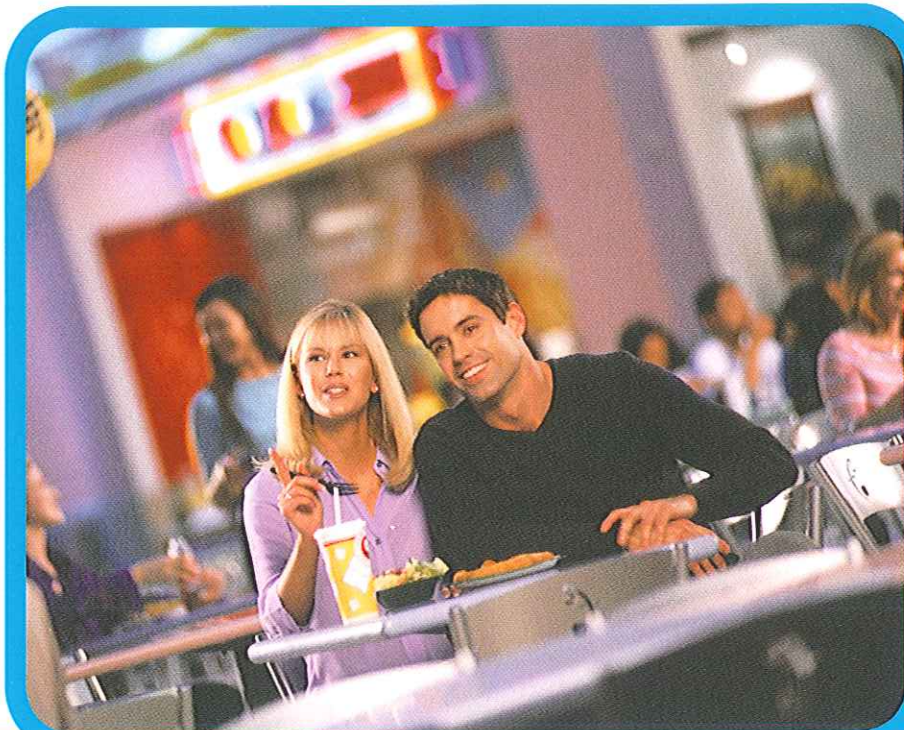
INTERNATIONAL VISITORS VOLUME TO LAS VEGAS – Top countries

	2003	2004	2005	2006	2007	2008	2009	% Change
United Kingdom	362,000	392,000	439,000	388,000	409,000	397,000	343,000	-13.6%
Australia	52,000	82,000	115,000	113,000	147,000	161,000	164,000	1.9%
Germany	96,000	119,000	106,000	115,000	114,000	143,000	140,000	-2.1%
Japan	168,000	217,000	190,000	180,000	155,000	123,000	108,000	-12.2%
France	66,000	97,000	119,000	95,000	105,000	114,000	118,000	3.5%
China/Hong Kong	N/A	N/A	N/A	87,000	105,000	114,000	107,000	-6.1%
South Korea	51,000	68,000	112,000	90,000	98,000	79,000	76,000	-3.8%
All Other Overseas	503,000	590,000	697,000	579,000	587,000	896,000	797,000	-11.0%
Total Overseas	1,298,000	1,565,000	1,778,000	1,647,000	1,720,000	2,027,000		17.8%
Canada	1,195,000	1,496,000	1,353,000	1,401,000	1,468,000	1,557,000	1,683,000	8.1%
Mexico Air	272,000	313,000	390,000	368,000	354,000	366,000	276,000	-24.6%
Int'l Grand Total	2,765,000	3,374,000	3,521,000	3,416,000	3,542,000	3,950,000	3,812,000	-3.5%



RESIDENTIAL STATISTICS & DEMOGRAPHICS

Key Statistics	Primary Market Southern California	0-100 miles Las Vegas
Population	16,226,661	2,131,690
Households	5,200,898	806,603
Average Household Income	\$74,766	\$53,718
Median Age	33.88	34.5
Families	3,434,224	556,504
Average Household Size	3.05	2.61



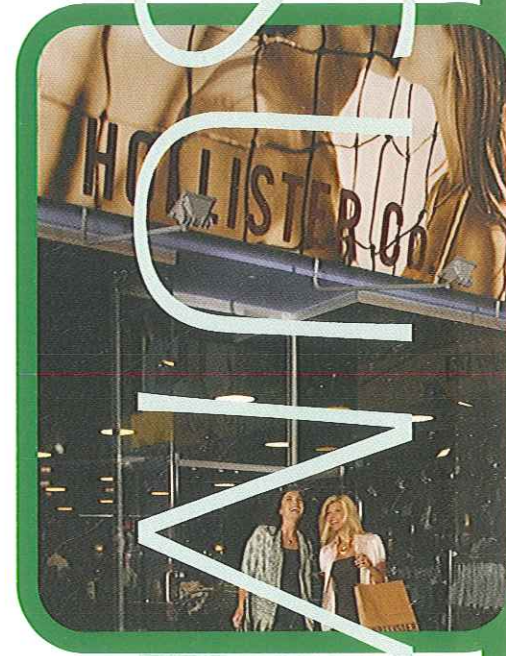
PROJECT SUMMARY

PROJECT SUMMARY

LOCATION	Interstate 15, Exit 1, Primm, Nevada
MAJOR METRO AREAS	Las Vegas - 35 minutes
GROSS LEASABLE AREA	359,093 S.F.
POPULATION (100 MILES)	2,131,690
MONTHLY TRAFFIC COUNT	Over 1.2 million vehicles
PARKING	1,600 spaces
AREA VISITORS AND TOURISM	Over 40 million visitors annually

MAJOR AREA ATTRACTIONS:

- The Las Vegas Strip - the heart of Las Vegas, called the Entertainment Capital of the World. The Strip consists of 3.5 miles of Las Vegas Boulevard between the Stratosphere south to Mandalay Bay Resort and Casino. In this 3.5 mile stretch lies 14 of the 15 largest hotels in the world.
- Hoover Dam - a National Landmark, ranked as one of America's Seven Modern Civil Engineering Wonders by the American Society of Engineers.
- Lake Mead National Recreation Area - the largest man-made lake in the world. It was created by the building of Hoover Dam, and extends 110 miles north of the dam.
- Mount Charleston - is located 45 miles from Las Vegas and is situated among 300,000 acres of forestland and includes 52 miles of hiking trails, 160 picnic spots, 150 campsites, a mountain resort area, and a ski and snowboard park.
- Red Rock Canyon National Conservation Area - located along the western border of the Las Vegas Valley, some of the area's most beautiful scenery is found here. Bicycle enthusiasts are attracted to the 13-mile scenic loop that winds through the park, while hikers and climbers are drawn to the trails and bright red rock faces.
- Valley of Fire - located north of Las Vegas, Valley of Fire State Park contains evidence of the area's earliest life, from fossilized prehistoric remains to cave paintings, all in an area with miles of trails and dozens of campsites.

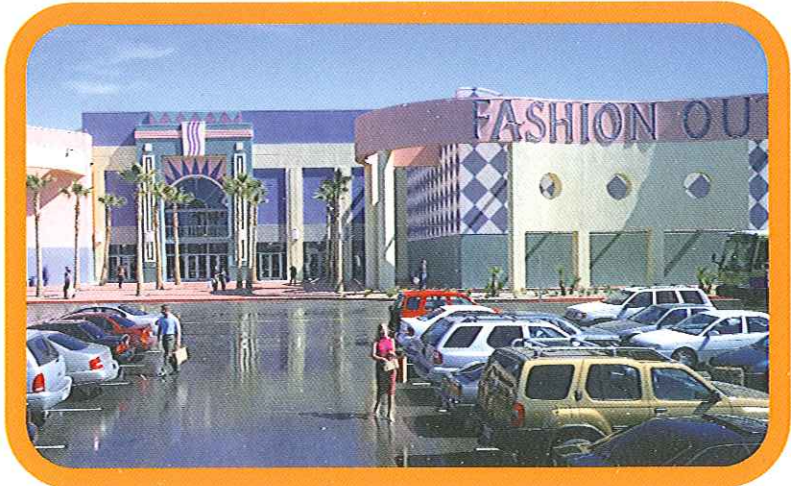
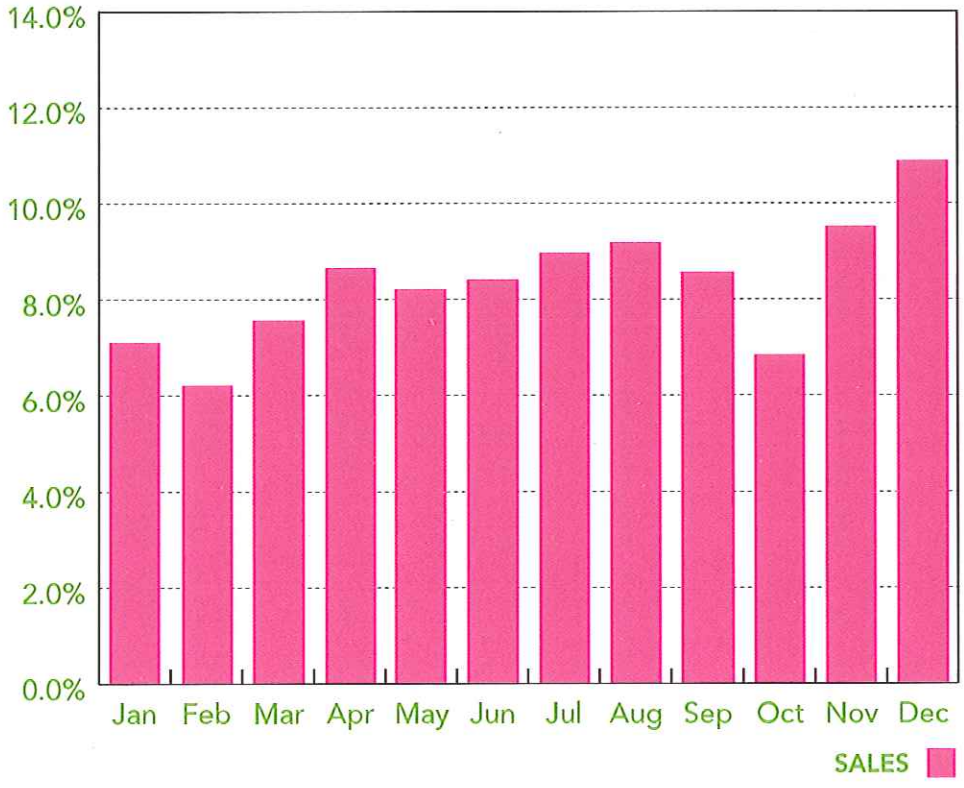


SUMMARY

SEASONALITY CURVE

SALES
SALES
SALES

% SALES BY MONTH/YEAR



Mall Address:

**FASHION OUTLETS
OF LAS VEGAS**
32100 Las Vegas Blvd S
Primm, Nevada 89019

For Leasing
Information Contact:

AWE NEXT
1801 NE 123rd St., suite 305
North Miami, FL 33181
Phone: 305-932-6202
Fax: 305-932-6244

MALL GLA: 371,208

Note:
This is a schematic plan only intended to show
the general layout of the shopping center or part
thereof. This plan is not to be scaled.

LAST UPDATED: 06/8/15
BY: CMM

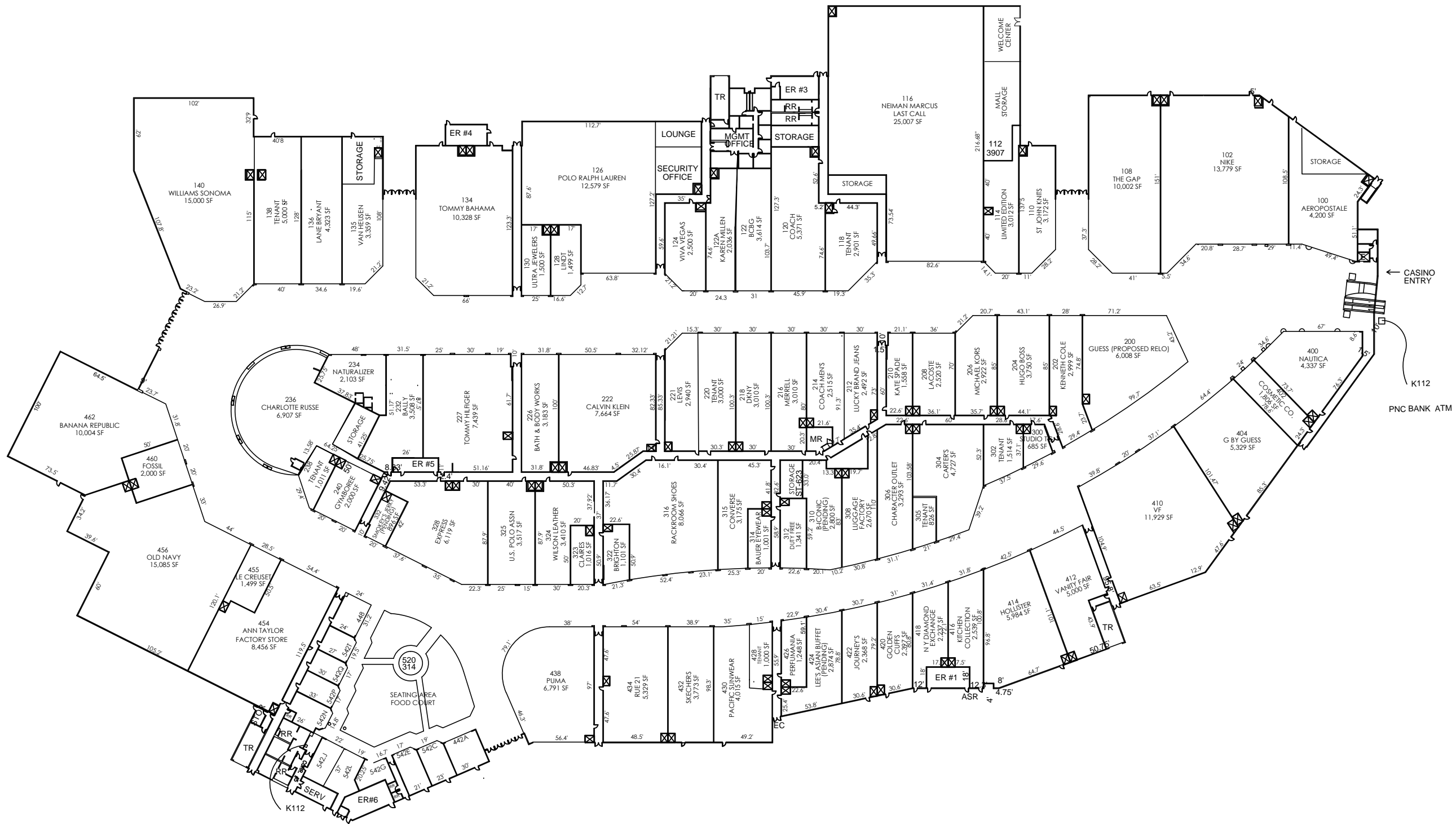
AWE NEXT

visit our web site at
www.fashionoutlets.com

LEASE PLAN



NORTH



FOOD COURT TENANT MENU

520	JUGO JUICE	314 SF
542.T	VILLA PIZZA	600 SF
542.Q	STEAK & MORE	600 SF
542.P	HOT DOG ON A STICK	656 SF
542.N	CAJUN GRILL	804 SF
542.J	ABC GAME ZONE	895 SF
542.L	LA SALSA	790 SF
542.G	TEA ZONE	600 SF
542.E	WETZEL'S PRETZELS	790 SF
542.C	SUBWAY	774 SF
442.A	LOTUS EXPRESS	900 SF
K112	PNC BANK ATM	64 SF
448	BAUER EYEWEAR	738 SF