

# Las Vegas, Nevada, U.S.A.



## PROJECT SNAPSHOT

- **Project Cost:** approx. \$1.065 billion
- **Job Creation\*:** 9,513+
- **EB-5 Investment:** up to \$99 million
- **EB-5 Investors:** up to 198

Subject to change. \*Approximate job creation numbers extracted from Impact Date Source LLC Economic Analysis Impact Report.

## OPPORTUNITY

Downtown Las Vegas is on a roll, and the momentum is building. A series of strategic and contiguous real estate acquisitions provides an ideal footprint for what is positioned to be Las Vegas' newest and most-anticipated casino resort development located directly on the Fremont Street Experience ("FSE"). The unique signature elements of the Circa Project, combined with the ownership's relentless focus and creative zeal, will lead to a differentiated investment with exciting potential. Las Vegas is eager to welcome this world class casino resort destination that could propel Downtown Las Vegas like never before. It is anticipated that the project will be partially financed through 68 Fund A LLC (68FA) & 68 Fund B LLC (68FB) with the efforts of Pacific Casino & Entertainment Group LTD (PCEG) in compliance with the US Citizenship and Immigration Services (USCIS) EB-5 Program.

## LOCATION

The Circa Project development encompasses one-square city block in Downtown Las Vegas. This valuable parcel is bordered by Fremont Street to the southwest, Main Street to the northwest, Ogden Avenue to the northeast, and 1st Street to the southeast. Distinctively, the casino resort property will be situated on approximately 400 feet of prime frontage of the FSE (Fremont Street Experience), one of the most-visited tourist destinations in the country with over 21 million visitors annually.



## Limited Members

\$ At-risk equity investment into limited liability entity



Loan Structure  
(EB-5 Investment used to provide loan financing to Project)

68 Fund A LLC or  
68 Fund B LLC

Loan \$

JCE  
(Job Creating Entity/  
Borrower)

For more information about this  
Las Vegas-based Regional Center  
visit: [www.pacific-eb5.com](http://www.pacific-eb5.com)

## JOB CREATION

The projected construction of the resort destination is currently greater than 24 months of time. Gaming and hospitality industries are some of the fastest growing and most sought after sectors of the US economy. The Circa Project is expected to create thousands of jobs for the local economy. A wide array of employment opportunities are expected, including employment opportunities for construction services, executives, directors, and managers, as well as for employees in hotel and casino operations, restaurant services, information technology, security, and engineering. Additionally, employee diversity and minority hiring in these industries far outpace national averages. The construction of the resort and casino is expected to create more than 9,513 direct, indirect and induced jobs alone, supporting increased household earnings and substantial demand for additional products and services from local business sectors during and after the construction process.

## BUSINESS OPPORTUNITIES

The Circa Project presents foreign investors with a rare opportunity to be a part of a new resort and casino property in world famous Las Vegas, Nevada. Resort guests will be able to enjoy distinctive bars, enjoyable restaurants, suites with dramatic views of Las Vegas, diverse beverage and menu options, and yet to be revealed signature elements which should position this resort as a top tourist destination. With an impressive track record, the Circa Project can take the elements of gaming, lodging, and entertainment to new levels. PCEG leads a team of expert consultants and is committed to leveraging the hospitality and casino industry knowledge and experience of its principals and affiliated companies to support efforts to facilitate this unique investment opportunity.

\* NOT AN OFFER TO PURCHASE OR SELL SECURITIES. THE CONTENT OF THIS SUMMARY IS PROVIDED FOR INFORMATIONAL PURPOSES AND IS NOT AN OFFER TO SELL SECURITIES OR THE SOLICITATION OF AN OFFER TO PURCHASE SECURITIES AND MAY NOT BE RELIED UPON IN CONNECTION WITH THE PURCHASE OR SALE OF ANY SECURITY EITHER GENERALLY OR IN ANY JURISDICTION WHERE THE OFFER OR SALE WOULD BE UNLAWFUL PRIOR TO REGISTRATION OR QUALIFICATION UNDER THE SECURITIES LAWS OF ANY SUCH JURISDICTION. ANY SECURITIES, IF OFFERED, HAVE NOT AND WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT") AND MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED UNLESS THE SECURITIES ARE REGISTERED UNDER THE SECURITIES ACT, OR AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT IS AVAILABLE AND EXPRESS PERMISSION HAS BEEN OBTAINED FROM PCEG. ANY SECURITIES, IF OFFERED, WILL BE OFFERED FOR INVESTMENT ONLY TO PERSONS WHO EITHER (1) QUALIFY AS "ACCREDITED INVESTORS" AS DEFINED IN RULE 501(A) OF REGULATION D OF THE SECURITIES ACT OR (2) ARE NOT "U.S. PERSONS" AS DEFINED IN RULE 902 OF REGULATION S OF THE SECURITIES ACT. IN ANY EVENT, ANY OFFER OR SOLICITATION WILL BE MADE PURSUANT TO A CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM AND SUBSCRIPTION DOCUMENTS, ALL OF WHICH SHOULD BE READ IN THEIR ENTIRETY.

FORWARD-LOOKING STATEMENTS. THIS DOCUMENT CONTAINS STATEMENTS RELATED TO FUTURE BUSINESS AND FINANCIAL PERFORMANCE AND FUTURE EVENTS OR DEVELOPMENTS INVOLVING PCEG THAT MAY CONSTITUTE FORWARD-LOOKING STATEMENTS. THESE STATEMENTS MAY BE IDENTIFIED BY WORDS SUCH AS "EXPECT," "LOOK FORWARD TO," "ANTICIPATE" "INTEND," "PLAN," "BELIEVE," "SEEK," "ESTIMATE," "WILL," "PROJECT" OR WORDS OF SIMILAR MEANING. WE MAY ALSO MAKE FORWARD-LOOKING STATEMENTS IN OTHER REPORTS, PRESENTATIONS, AND IN MATERIALS DELIVERED TO PROSPECTIVE INVESTORS. IN ADDITION, OUR REPRESENTATIVES MAY FROM TIME TO TIME MAKE ORAL FORWARD-LOOKING STATEMENTS. SUCH STATEMENTS ARE BASED ON THE CURRENT EXPECTATIONS AND CERTAIN ASSUMPTIONS, OF WHICH MANY ARE BEYOND PCEG'S CONTROL. THESE ARE SUBJECT TO A NUMBER OF RISKS, UNCERTAINTIES AND FACTORS, INCLUDING, BUT NOT LIMITED TO THOSE DESCRIBED IN A CONFIDENTIAL PRIVATE PLACEMENT MEMORANDUM RELATED TO THE INVESTMENT OPPORTUNITY. SHOULD ONE OR MORE OF THESE RISKS OR UNCERTAINTIES MATERIALIZE, OR SHOULD UNDERLYING EXPECTATIONS NOT OCCUR OR ASSUMPTIONS PROVE INCORRECT, ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS MAY (NEGATIVELY OR POSITIVELY) VARY MATERIALLY FROM THOSE DESCRIBED EXPLICITLY OR IMPLICITLY IN THE RELEVANT FORWARD-LOOKING STATEMENT. PCEG NEITHER INTENDS, NOR ASSUMES ANY OBLIGATION, TO UPDATE OR REVISE THESE FORWARD-LOOKING STATEMENTS IN LIGHT OF DEVELOPMENTS WHICH DIFFER FROM THOSE ANTICIPATED.

THIS DOCUMENT HAS BEEN PREPARED IN THE ENGLISH LANGUAGE. IN THE EVENT ANY TRANSLATION OF THIS DOCUMENT IS PREPARED FOR CONVENIENCE OR ANY OTHER PURPOSE, THE PROVISIONS OF THE ENGLISH VERSION SHALL PREVAIL. IF THERE IS ANY DISCREPANCY BETWEEN A TRANSLATED VERSION AND THE ENGLISH VERSION, THE ENGLISH VERSION SHALL PREVAIL.



PACIFIC  
CASINO &  
ENTERTAINMENT  
GROUP



Contact: Casey Spanish  
Phone: +1 702.835.0482  
Mobile: +1 702.596.3633  
Email: [info@pacific-eb5.com](mailto:info@pacific-eb5.com)

Address:  
3330 West Desert Inn Road  
Las Vegas, NV 89102  
Web: [www.pacific-eb5.com](http://www.pacific-eb5.com)