

downtown
Carson City, Nevada
unique investment/development opportunity





Downtown Heart} Carson City's iconic Laxalt clock tower immediately borders project area.

INTRODUCTION

The downtown area of Carson City, Nevada has been the subject of long-term community-wide planning. Design goals focus on fostering economic growth through a unique mixed-use development, located in the heart of downtown. The project will consist of up to 6 contiguous acres, and 2 additional acres in partnership with the State and City. It is anticipated that 350,000 square feet of buildings will be placed on the site potentially including:

- Retail
- Sufficient Class A or B office space to serve the State capital
- Central outdoor plaza
- Evening entertainment venue
- Residential
- Public transit hub
- Business-focused, high tech-public library coupled with a business incubator
- Shared-decentralized parking

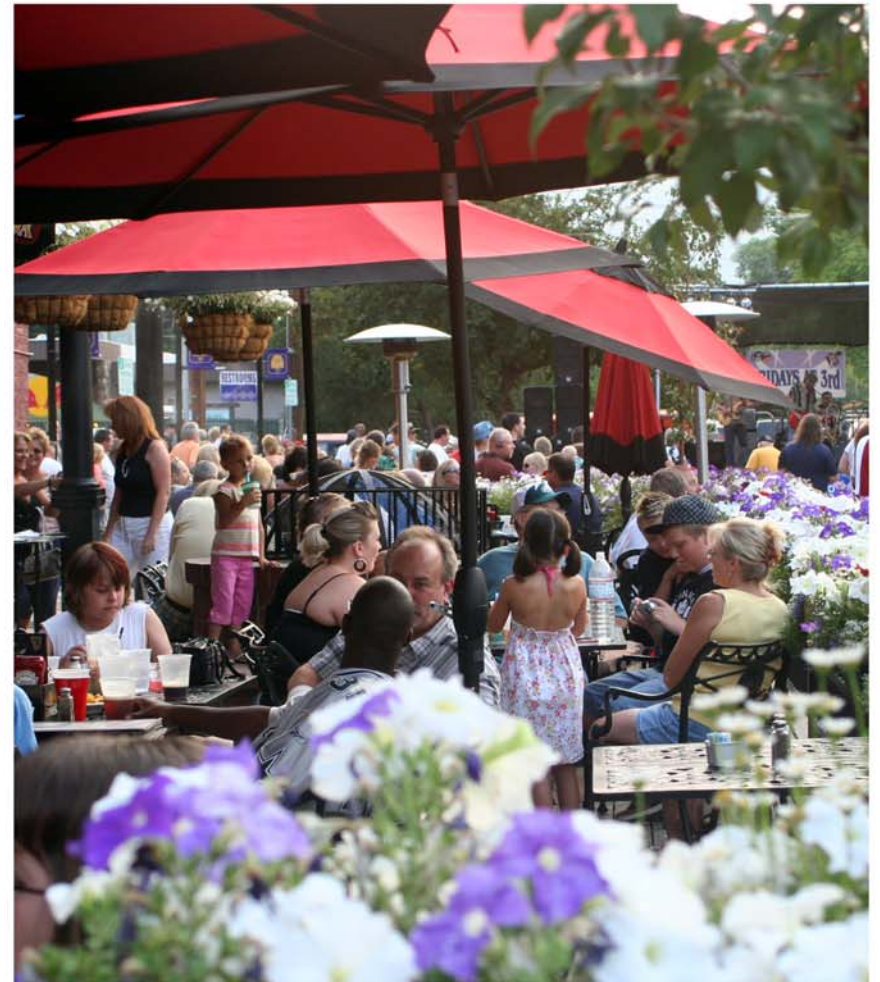
The project will be the home for long-term investment in necessary public amenities that will help create a walkable, livable neighborhood in the downtown area of Nevada's state capital.

MISSION

The primary purpose of this project is to create new private sector jobs and new economic opportunities that currently do not exist in Carson City. The endeavor also seeks to help diversify the community's economy.

Preliminary studies, financed by the Carson Nugget Economic Development Project, indicate that igniting a new economy with a focus on technology-based companies could create more than 500 new jobs within five years alone.

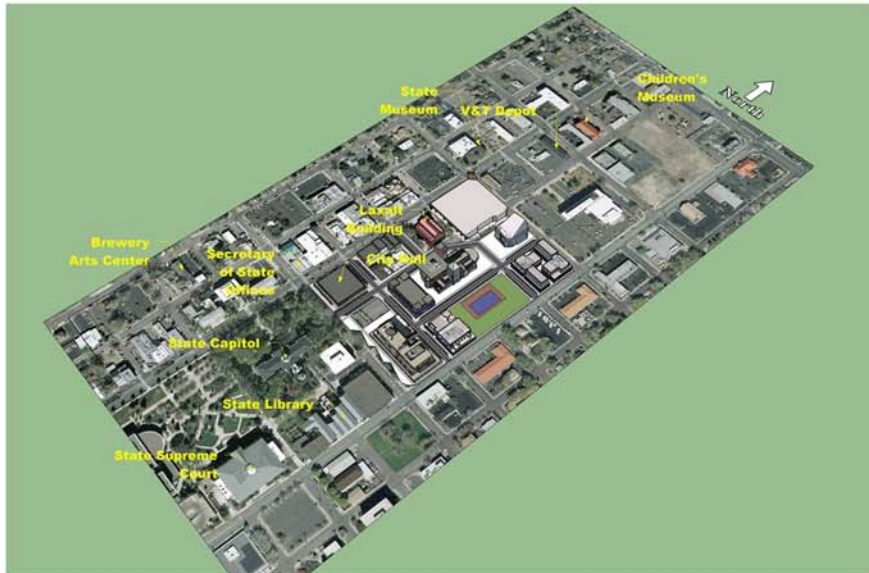
The Foundation will lease prime vacant land through a long-term lease, which will further the Foundation's charitable purposes, including benefitting and rehabilitating at-risk youths, while combating community deterioration and juvenile delinquency in Carson City.



Friday's at 3rd} Popular downtown Carson City summertime streetlife event



Access to the site is from all four directions including Carson Street (Main Street) and Stewart Street. Both are primary north/south corridors.



Project area boundary is proximate to many downtown civic places and points of interest.

THE SITE

The property consists of numerous contiguous parcels within approximately 6 acres, most of which are under-used surface parking lots. As the project's land partner, the Hop and Mae Adams Foundation will control the majority of the land. The State of Nevada and Carson City own the balance of the land (approximately 2 acres) and as a potential partner in the project, the State has need for approximately 60,000 - 200,000 sf of office space.

Access to the site is from all four directions including Carson Street (Main Street) and Stewart Street. Both are primary north/south corridors.

All together the development will become the center point of contact that gathers locals and attracts visitors.

PROJECT OPPORTUNITY SUMMARY

- Site Size: approximately 6 acres (with 2 additional acres owned by State and City)
- Current Use: primarily surface parking
- Location: Downtown Carson City, Nevada
- Existing Improvements: parking lots - 1 commercial building - 1 restaurant
- Access: via Carson St., Stewart St., Musser St. & Robinson St.
- Utilities: all available to edge of site

Space	Need
Office Building(s) • 60,000 - 200,000 sq ft	State of Nevada Tenant Interest • Gaming Control Board • Public Utilities Commission • Health & Human Resources
Retail Space • 50,000 sq ft	Underserved in trend retail
Evening Entertainment Venue	
Residential • 80 x 1,200 sq ft	Jobs/housing imbalance among municipal workers

Planned Public Investments:

- 50,000 sf central library
- 15,000 sf business incubator
- 15,000 sf digital media lab
- Public transit hub
- Public plaza
- Public works infrastructure
- Main street improvements



Vision} Preferred master plan design

ABOUT THE HOP AND MAE ADAMS FOUNDATION

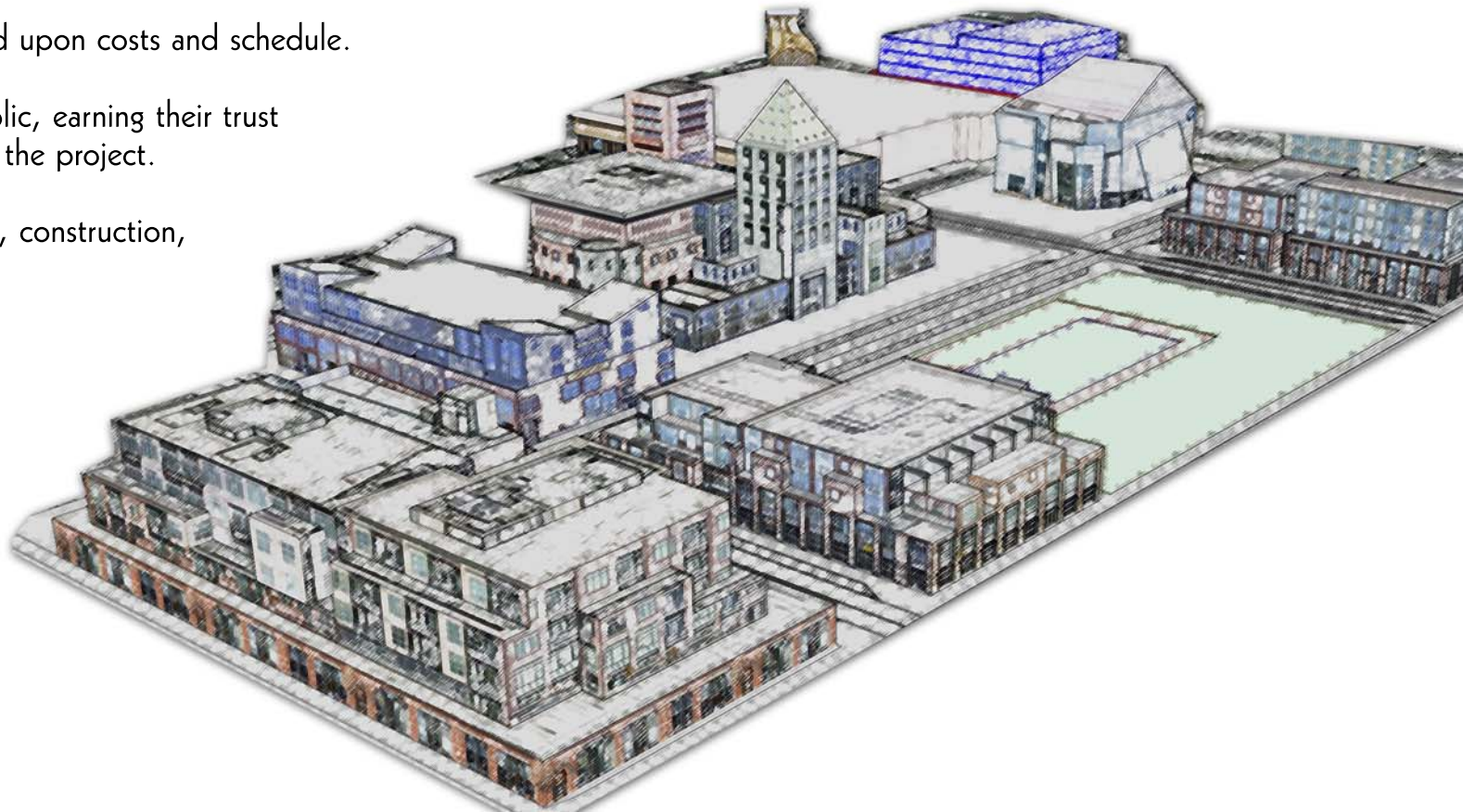
One of the primary missions of The Hop & Mae Adams Foundation is to support the youth of Carson City through educational opportunities that lead to jobs. The Foundation is also committed to combating community deterioration and juvenile delinquency in Carson City. Through the creation of a library as a center of learning and the business incubator as an entrepreneurial center for training and employment, the Carson Nugget Economic Development Project promotes the Foundation's charitable purposes and will become a center for working, living, learning, recreation and civic engagement that will benefit the youth and the community-at-large.



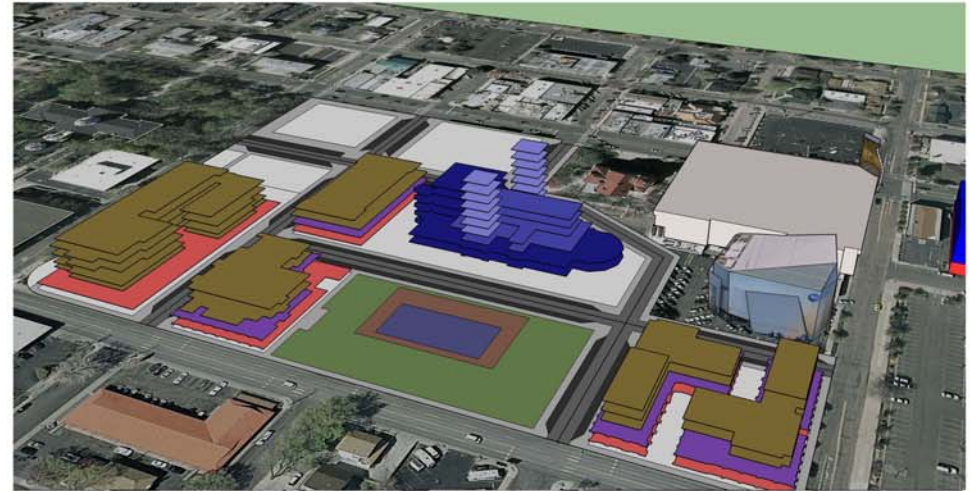
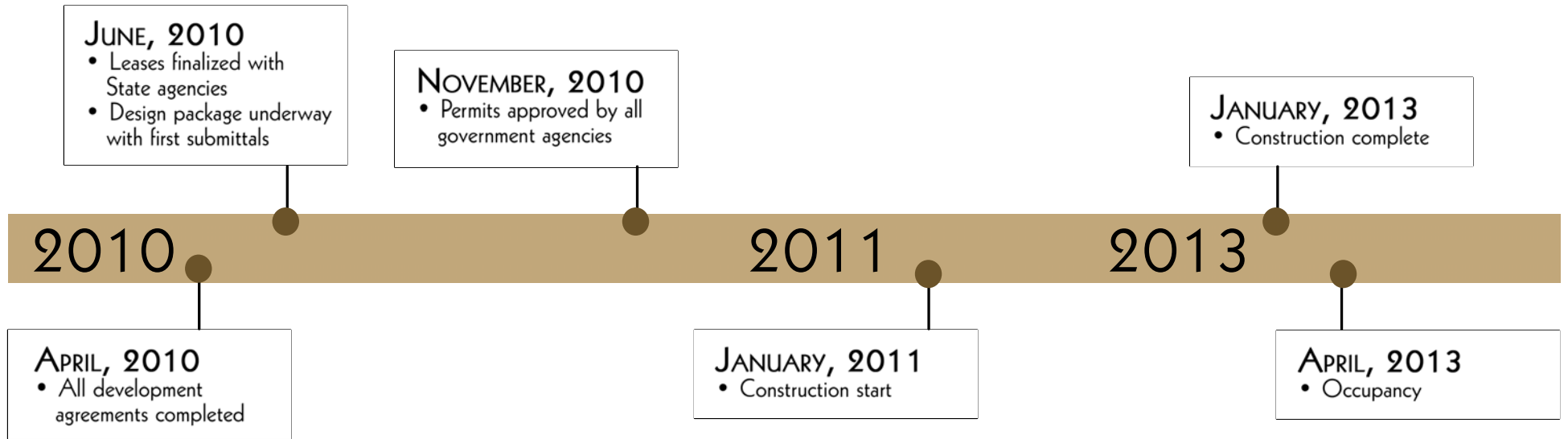
Nevada's Future} Nevada's heart

DEVELOPER RESPONSIBILITIES

- Up front cost for planning, architecture, engineering and other development costs; arrangement to be negotiated.
- Have ability to wholly finance the project – to include bonding for project completion and complete understanding of the City's financial constraints.
- Complete project at agreed upon costs and schedule.
- Communicate with the public, earning their trust and maintain it throughout the project.
- Absorb all risk of financing, construction, cost and schedule.



DESIRED PROJECT SCHEDULE



CONCLUSION

Carson City's economic turnaround is Nevada's model moving forward.

